



Constables
SALES & LETTINGS

Mostyn House

Parkgate, Neston

£315,000

Constables is delighted to offer for sale this impressive first floor apartment located in the prestigious Mostyn Place Development in Parkgate, Cheshire.

This particular apartment is one of the finest in the development and is situated at the front of the building and has a balcony overlooking the Dee Estuary towards the Welsh Hills.

The accommodation is immaculately presented with high quality fixtures and fittings throughout. The owner has improved the property with the addition of built in storage in several rooms. There is a telephone entry system into the development and lift access to the apartment. The accommodation comprises; entrance hallway with storage cupboard, stairs lead up from the hallway to a large open plan living space incorporating a lounge, dining area and kitchen. The kitchen is a well-appointed with integrated appliances including a Neff double oven and hob and an integrated fridge, freezer, washing machine and dishwasher. French doors open from this room onto the balcony. The master bedroom has built in wardrobes and a stylish en-suite. There is a second double bedroom with built in wardrobes and a second bathroom. The property has communal grounds and two allocated parking spaces.

This stunning apartment is offered for sale with no onward chain and must be seen to be appreciated. Early viewing is recommended.



- Impressive First Floor Apartment
- Open Plan Living Space
- Two Allocated Parking Spaces
- Council Tax Band: D
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- No Onward Chain
- Two Bathrooms
- Balcony Overlooking the Dee Estuary
- Tenure: Leasehold

Lease Information

Lease Term: 250 years from 2014.
Annual Service Charge: £2083.96
Annual Ground Rent: £250
Annual Estate Management Fee:
approximately £400

Accommodation

Entrance Hallway

Lounge-Dining Room

17'5" x 13'9" (5.31m x 4.19m)

Kitchen

6'6" x 14'2" (1.98m x 4.32m)

Bedroom One

18'5" x 8'8" (5.61m x 2.64m)

En-suite

5'4" x 7'6" (1.63m x 2.29m)

Bedroom Two

14'11" x 9'4" max (4.55m x 2.84m
max)

Bathroom

5'8" x 7'5" (1.73m x 2.26m)

Parking

Spaces 35 & 36

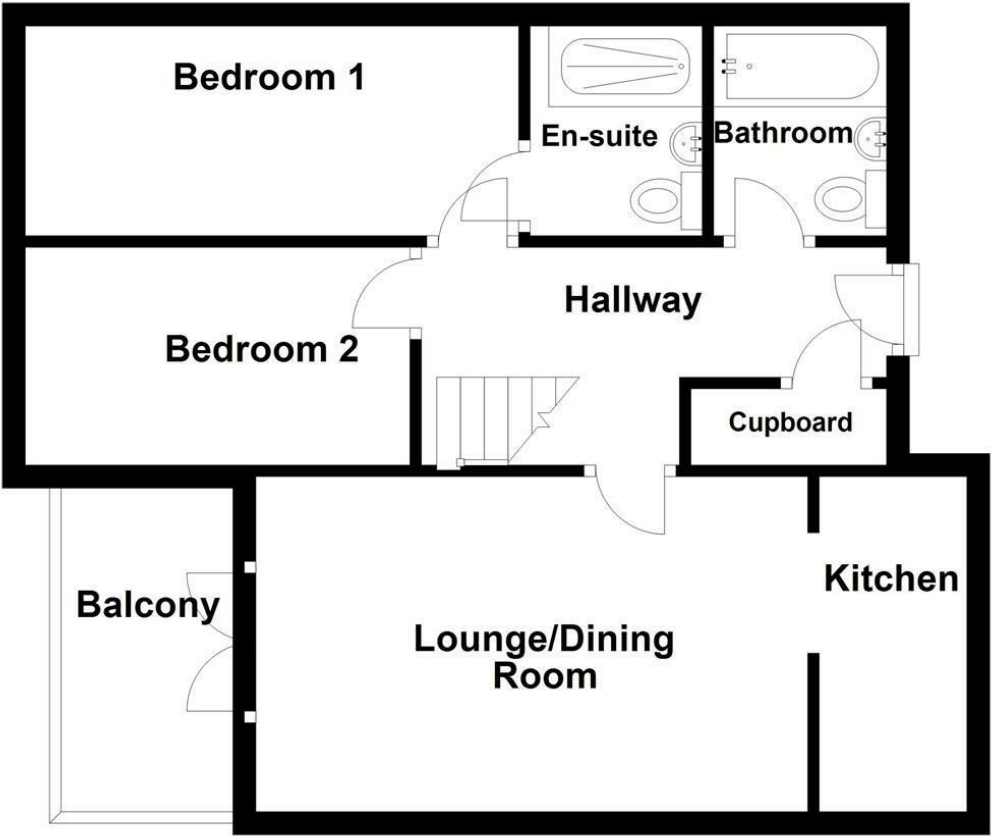




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)
floor Plan



Location Map

Constables

S A L E S & L E T T I N G S

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