



**Constables**  
SALES & LETTINGS

George Drive

Parkgate, Neston

£1,750 Per Month



Constables is delighted to offer to let this impressive mews house that forms part of the exclusive Mostyn Place development in Parkgate.

Mostyn Place offers luxury living in a perfect setting a short distance from The Parade in Parkgate. The property enjoys an enviable position within the development.

The property has been skilfully designed with quality fitments and finishes and this property has additional parking at the rear. The accommodation is unfurnished and comprises; entrance hallway, cloakroom, lounge with bay window, and kitchen-dining room with fully integrated appliances, under floor heating and bi-fold doors opening to the rear garden. On the first floor are three bedrooms, the master and second bedrooms have built in wardrobes, and there is a stylish bathroom. Outside there is an enclosed garden to the rear that is laid to lawn with a paved patio. At the front a driveway provides off road parking and there is an additional parking area at the rear of the property.

Early viewing is highly recommended.





# Constables

SALES & LETTINGS

- End Mew House
- Kitchen with Integrated Appliances
- Unfurnished
- Three Bedrooms
- Rear Garden
- Available Mid-July
- Lounge & Open Plan Kitchen-Dining Room
- Parking For two Cars
- Council Tax Band: D



## Location

The property has a delightful coastal setting with walks along the Dee estuary on the door step. Parkgate offers an excellent array of bars, restaurants, and cafes. The Wirral way can be accessed from here which provides idyllic rural and coastal walks. The marshes are operated by RSPB and are ideal for the bird watching enthusiast. Parkgate has a village primary school and is close to the market town of Neston and Chester High Road.

Neston is a short distance from the property; Neston has a wide range of amenities including supermarkets, high street banks, doctor and dentist surgeries and a number of independent retailers as well as cafes, pubs and restaurants. Chester High Road provides access to the M53

motorway and the larger commercial centres of the region. The property is also in the catchment for highly regarded primary and secondary schools. Approximate Distances: Chester: 13 miles. Liverpool: 12 miles. Manchester: 48 miles. Manchester Airport: 40 miles.

## Hallway

## WC

## Lounge

13'7" x 11'1" (4.14m x 3.38m )

## Kitchen-Dining Room

16'3" x 17'3" (4.95m x 5.26m)

## Landing

## Bedroom One

11'6" x 10'4" (3.51m x 3.15m )

## Bedroom Two

10'3" x 12'4" (3.12m x 3.76m)

## Bedroom Three

8' x 8'2" (2.44m x 2.49m)

## Bathroom


8'5" x 6'7" (2.57m x 2.01m )

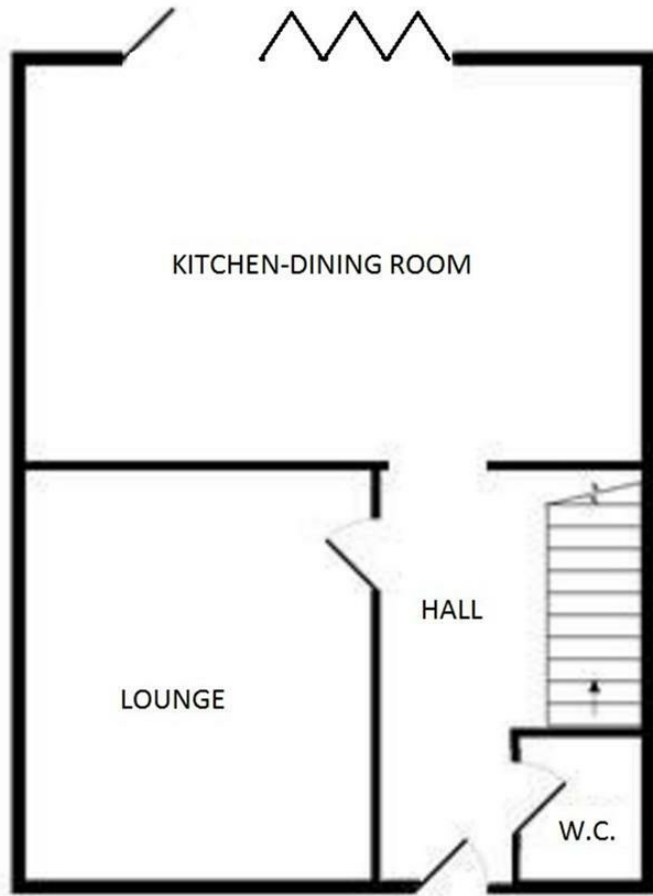




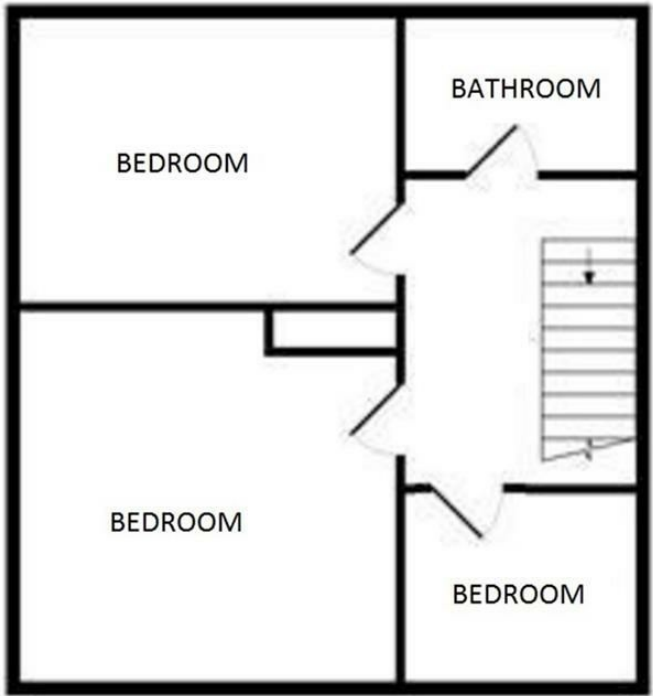


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	83	94
(92 plus) A		
(81-91) B		
(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
		

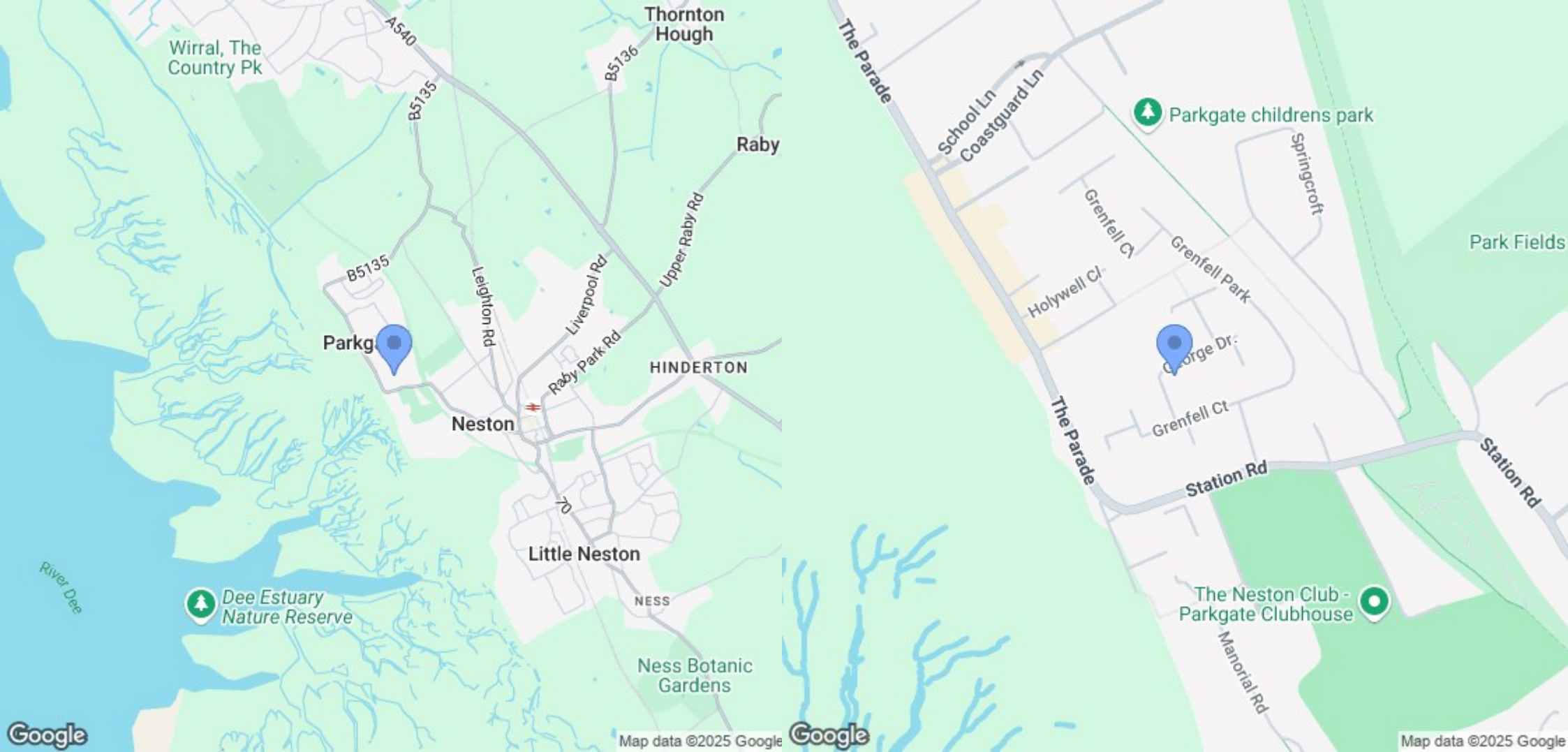


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
This plan is for illustrative purpose only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Location Map

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S A L E S   &   L E T T I N G S

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