



We are very proud to present
Manorial Road
Parkgate, Neston

On the market for
£375,000

Constables are delighted to offer this fantastic opportunity to purchase a ground floor apartment in the luxury Ashburton development on the banks of the Dee Estuary in Parkgate. The gated development comprises of just seven apartments and this apartment is situated to the ground floor has wonderful views from the rear over the landscaped gardens to the Dee Estuary and Welsh Hills. The accommodation is both spacious and well planned and is maintained and presented to a high standard, this property further benefits from having a garage.

The accommodation comprises; entrance hallway with built in storage cupboard. Spacious lounge-dining room with attractive fireplace and French doors leading out to the garden. Kitchen-breakfast room with integrated double oven, hob, washing machine, fridge and freezer. The property has three double bedrooms one of which is currently used as a sitting room. The master bedroom has built in furniture and an en-suite shower room. There is also an additional bathroom.

The property is accessed via double electric gates and there is a block paved courtyard at the front which leads to the garage. The ground are beautifully landscaped and well maintained. To the rear there is a paved area immediately adjacent to the apartment which enjoys wonderful views of the Dee Estuary and Welsh Hills.

Offered for sale with no onward chain, this impressive apartment must be seen to be appreciated and early viewing is highly recommended.



- Ground Floor Apartment in a Gated Development
- Three Bedrooms
- Garage
- Stunning Views Over the Dee Estuary
- Two Bathrooms
- No Onward Chain
- Versatile Accommodation
- Large Lounge-Dining Room

Location

The property is located along a quite unmade lane in the conservation village of Parkgate in Cheshire; Cheshire's only coastal village, and is also near the market town of Neston.

Parkgate offers an excellent array of bars, restaurants, and cafés. The Wirral way can be accessed from here which provides idyllic rural and coastal walks, the marshes are part of the RSPB and are ideal for the bird watching enthusiast.

Neston offers an excellent range of amenities including supermarkets, high street banks, independent retailers, and a number of restaurants, pubs and cafés. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

On the recreational front there are football, rugby, cricket and tennis

clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. The A540 is approximately 1.5 miles away via Boathouse Lane this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances:

Chester: 11 miles. Liverpool: 12 miles. Manchester Airport: 39 miles. Manchester: 45 miles

Lease Information

Tenure: Leasehold

Term: to be confirmed

Ground Rent: To be confirmed
Service Charge: Approximately £2000 per annum paid in quarterly installments.

Accommodation

Entrance Hallway

Lounge-Dining Room

25'11" x 11'1" (7.90m x 3.38m)

Kitchen-Breakfast Room

9'3" x 9'11" max (2.82m x 3.02m max)

Bedroom One

21'3" max reducing to 14'8" x 12' (6.48m max reducing to 4.47m x 3.66m)

En-suite Shower Room

8'5" x 8'9" (2.57m x 2.67m)

Bedroom Two

13' x 12' (3.96m x 3.66m)

Bedroom Three/Reception Two

11'3" x 13' (3.43m x 3.96m)

Bathroom

7'4" x 6'6" (2.24m x 1.98m)

Garage

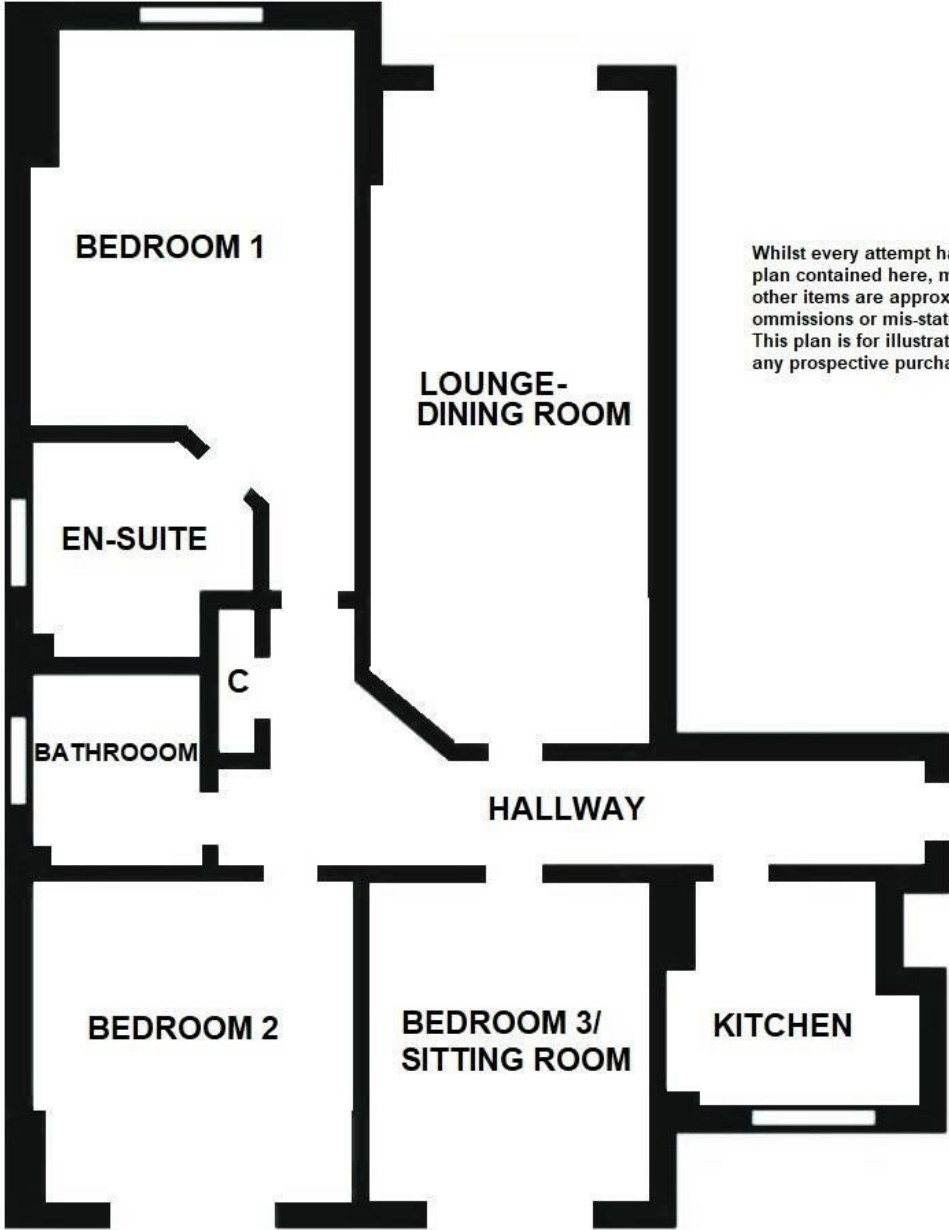




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Location Map



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South Wirral, Neston, Cheshire

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