



Approximate Floor Area
856 sq. ft.
(79.5 sq. m.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80	81	82

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Mostyn House, Grenfell Park, Parkgate, Cheshire, CH64 6UJ

Ground Floor Apartment | Two Bedroom Accommodation | Spacious Reception Room | Kitchen Dining Room | Terrace with Outstanding Views | Ensuite to Master Bedroom | Communal Areas | Allocated Parking

Offers Over: £300,000



Mostyn House, Grenfell Park, Parkgate, Cheshire, CH64 6UJ

This ground floor apartment forms part of this prestigious development, converted from the former Mostyn House School. Apartment 8 is situated at ground floor level and enjoys stunning views across the Dee Estuary towards the Welsh Hills from all rooms. This is an immaculate property which also benefits from one of the largest front facing terraces in the building.

The accommodation comprises; a lounge with French doors onto the terrace, which is open plan to a beautifully fitted kitchen dining room with integrated appliances. There are two double bedrooms, the master bedroom has a high quality ensuite shower room. In addition, is a well appointed bathroom. Sanitaryware in both is to high standard with quality fitments by Villeroy and Boch

The property benefits from gas fired central heating and double/secondary glazing throughout. This particular apartment has two dedicated parking spaces. Early possession is possible, there is no ongoing chain.

ENTRANCE

An impressive and immaculately kept communal entrance foyer is accessed by secure intercom.

Please note that lifts and staircases provide access to other levels. The subject property being conveniently located on the ground floor.

Further front entrance door leads to:-



HALL

With store cupboard and access to:-



LOUNGE

5.26m (17' 3") x 4.01m (13' 2")

Radiator and cover, French doors to terrace and open access through to:-



KITCHEN DINING ROOM

6.60m (21' 8") x 2.29m (7' 6")

Superbly fitted to contemporary style comprising; modern high gloss laminate wall and base units, composite styled work tops and upstand. This incorporates an inset sink unit with engraved drainer zone, further inset four ring gas hob and stainless steel chimney style cooker hood above. Built in and matching microwave oven, radiator, ceramic tile flooring, window to front with estuary views.



BEDROOM ONE

4.11m (13' 6") x 2.95m (9' 8")

Radiator and cover, window to front elevation looking out over terrace enjoying estuary views with the Welsh hills forming a distant backdrop. A range of built in and fitted bedroom furniture to include; mirror fronted wardrobes and matching bedside cabinets and door to:-



ENSUITE SHOWER ROOM

With suite to contemporary design and style including; low flush WC with wash hand basin above, cantilever style vanity cupboard, recessed shower cubicle, chrome towel ladder, ceramic floor and wall tiling.



BEDROOM TWO

5.56m (18' 3") x 2.64m (8' 8")

A range of bedroom furniture to include; mirror fronted wardrobes and shelving as well as bedside cabinets. Side window to terrace.



BATHROOM

With suite in white to include; panel bath with mixer shower head attachment, pedestal wash basin, low flush WC, Travertine style ceramic floor and wall tiling.



OUTSIDE

The property comprises ample and allocated off road parking with communal areas.



OPENING HOURS

Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.30 – 3.00
Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.