



Mostyn House, Grenfell Park, Parkgate CH64 6UJ

- Immaculate and Spacious Two Bedroom Top Floor Apartment
- Set in the Historic Mostyn House Development in Parkgate
- Hallway with Storage, Bright Lounge and Contemporary Kitchen
- Two Spacious Bedrooms, Mezzanine Study, En Suite and Bathroom
- Spanning Over 1200 Square Feet of Magnificent Accommodation
- Executive Accommodation Presented with a Tasteful Decor Throughout
- Private Terrace with Stunning Views Over the Chapel
- Lift Access to All Floors and Two Allocated Parking Spaces



£345,000 – Residents Own Freehold

























Description

This stunning two bedroom apartment, set over 1,200 square feet, offers spacious and luxurious living within the historic Mostyn House development in the highly sought after area of Parkgate. Formerly the original show home, the apartment enjoys a prime position on the top floor and boasts a large private terrace with beautiful views over the Chapel. Residents also benefit from owning the freehold of the development, adding further appeal and long term value.

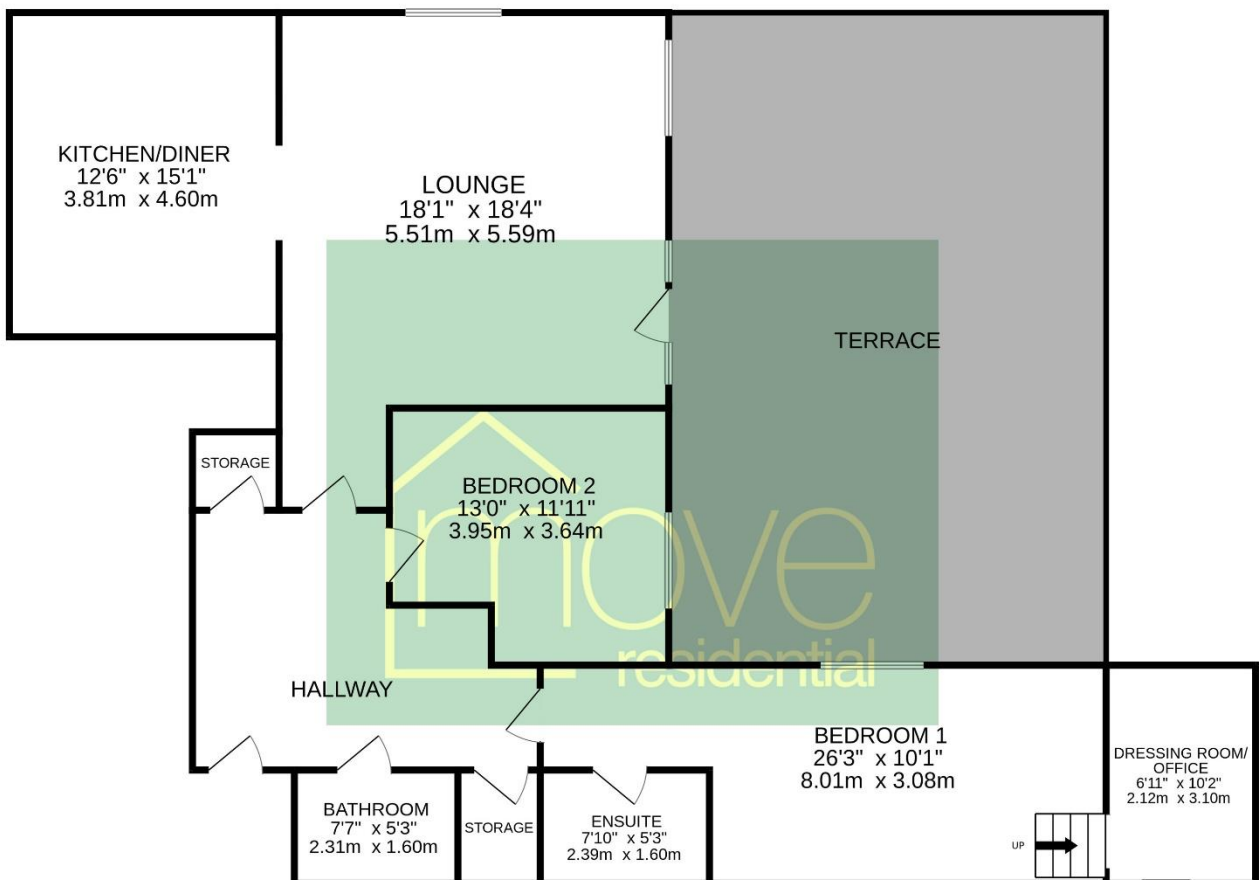
Accessed via an impressive communal reception hall with lift access to all floors, the apartment boasts high ceilings throughout and opens into a generous square entrance hall with two useful storage cupboards. The bright and airy lounge features dual aspect windows and French doors that lead directly onto the private terrace, creating a perfect space for both relaxing and entertaining. Just off the lounge is a beautifully fitted contemporary kitchen, complete with integrated appliances and a stylish breakfast bar. The thoughtful layout continues with a spacious master bedroom that includes a modern en suite shower room and a unique mezzanine style dressing room/office accessed via a short flight of steps, ideal for working from home or as additional storage. A second well proportioned double bedroom and a sleek family bathroom complete the internal accommodation. The property also benefits from two allocated parking spaces.

Parkgate & Neston – A Lifestyle Location Like No Other

Set beside the stunning Dee Estuary, historic Parkgate is one of Wirral's most desirable coastal villages, offering charming period architecture, outstanding views, and a relaxed pace of life. The historic promenade is home to much-loved landmarks including the famous Fish and Chip shop, Nicholls ice cream parlour and vibrant pubs and restaurants such as The Ship Hotel, Chows and Elephant café. Just a short stroll away, Neston offers supermarkets, a popular weekly market, medical services and independent shops. The King Charles coastal walk and Wirral Way offer scenic walking and cycling and Neston Cricket Club is a hub of social and sporting activity. With its excellent local amenities and good transport links to Chester, Liverpool and beyond, Parkgate's coastal location, community spirit and relaxed pace of life offers an exceptional setting .

Floor Plan

TOP FLOOR



1823 SQUARE FEET INC TERRACE

TOTAL FLOOR AREA : 1259sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.