

### Ground Floor



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



## Reins Croft, Neston, Cheshire CH64 3TR

£950 PCM

2 Bedroom 
 1 Reception 
 2 Bathroom 
 C

\*\*\* Part Furnished - Available Late August - Not To Be Missed \*\*\*

Hewitt Adams is delighted to offer TO LET this Fully Furnished Two Bedroom, Two Bathroom Top Floor Apartment on the Reins Croft Development in Neston.

The property comes with all the large items that are show in the photos, apart from the Sofa, TV and TV stand in the Lounge and the Bed.

In brief the property consists of: Communal Entrance, Hallway, open plan Kitchen/Lounge/Diner, Bathroom, two Bedrooms - the Master with an En-Suite.

The apartment comes with one designated Parking space.

No Pets or Smokers, Available Late August

**Communal Entrance**

Intercom access, staircase to the top floor accommodation.

**Kitchen / Lounge / Diner**

18'04x12'02 (5.59mx3.71m)

Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back the walls, window to the side elevation. There is an electric oven, hob and extractor fan and the owner will leave the fridge/freezer and washing machine for the tenant to use, but it won't be maintained or replaced if they break.

Furthermore the room benefits from French doors leading to a balcony with views over the Park. There is ample space for a dining set as well as a lounge area, electric heater.

**Balcony**

Decked, glass balustrade, views of the Park and beyond.

**Bedroom 1**

11'09x9'11 (3.58mx3.02m)

Window to the front elevation, electric heater.

**En-Suite**

Shower cubicle, WC, wash basin, heated towel radiator, extractor fan.

**Bedroom 2**

11'06x8'06 (3.51mx2.59m)

Window to the front elevation, electric heater.

**Bathroom**

Bath, WC, wash basin, window to the rear elevation, heated towel radiator.

**Externally**

One allocated Parking space.

