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### Grenfell Park, Neston, Cheshire CH64 6UJ

£175,000

1 Bedroom 1 Reception 1 Bathroom

\*\*1 Bedroom Luxury Apartment - Prestigious Local Development - Sought After Parkgate Location - No Chain!\*\*

Hewitt Adams is pleased to offer to the market this wonderful ONE BEDROOM luxury apartment located in the prestigious PJ Livesey Group's Mostyn House development in Parkgate. Formally Mostyn House School - this exciting development of high end apartments is steeped in history and the building itself has long been an iconic feature on Parkgate promenade. The vendors have acquired the freehold so no ground rent is payable.

This one bedroom apartment overlooks the old school Chapel building and boasts: entrance hall, spacious lounge, modern fitted kitchen, generous double bedroom and an immaculate main bathroom. With gas central heating and beautiful sash style windows.

The communal areas to the development have all been designed to the most exacting specifications and the whole site is fabulously maintained.

With communal garden areas plus residents and visitors parking. The local bars, restaurants and pubs are a short walk from the building, as is Neston Cricket Club.

This particular apartment would most definitely suit first time buyers, a professional couple or anyone looking to downsize. Call Hewitt Adams today on 0151 336 0808 to book a viewing of this splendid property.

**Entrance Hall**

Radiator, power points, doors to inner hall and bathroom

**Inner Hall**

Doors through to the bedroom and lounge, storage cupboard, entry phone system, thermostatic control

**Lounge / Diner**

18'00 x 15'5 (5.49m x 4.70m)

Sash window with secondary glazing overlooking the chapel, radiator, power points, TV point, opens into:

**Kitchen**

8'5x7'00 (2.57mx2.13m)

A stylish and modern fitted kitchen with wall and base units, granite worktop surfaces, sink and waste disposal & mixer tap, granite splash-backs, integrated appliances that include: a Neff electric oven, gas hob with extractor hood, Neff microwave, washing machine, fridge, freezer and a dishwasher

**Bedroom**

16'2x8'2 (4.93mx2.49m)

Window with secondary glazing, radiator, TV point

**Bathroom**

Comprised of panel bath with shower above, wash hand basin vanity unit, low level W.C, fully tiled walls and floor, towel rail, shaver point

**Additional Information**

Council Tax Band - C

The maintenance fee is £625.22 per quarter.

No Ground Rent as the vendors has purchased the freehold

