



Residential Apartments
FOR SALE
commerson
Call: 0330 111 2610
DEESIDE
COURT
Private Property
Access and Parking
for Residents Only

Constables
SALES & LETTINGS

Deeside court , Parkgate

£85,000



A one bedroom ground floor apartment suitable for over 60s. The apartment is situated in the popular Deeside Court development on Parkgate Parade, and this apartment enjoys a delightful view of the landscaped rear gardens.

The property is offered for sale with no onward chain and the accommodation comprises; entrance hallway, lounge-dining room, kitchen, bedroom and bathroom. Outside there is visitor parking and communal gardens. The development also has a communal lounge with views over to the Welsh Hills and there is also a laundry room.

Parkgate offers an excellent range of bars and restaurants and there is a bus stop close by providing access in to Neston town centre which has more comprehensive amenities. Early viewing is recommended.



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- Ground Floor Retirement Apartment
- Sought After Location
- House Manager
- One Bedroom
- Recently Fitted Shower Room
- No Onward Chain
- Overlooking the Communal Gardens
- Residents Lounge

Lease Information

Lease term: 125 years from 1st September 1986

Management Company: Commerson

Annual Ground Rent: £70

Annual Service Charge: £3744.80
(paid in quarterly instalments)

Annual Redecoration Contribution: £239.56 (paid in quarterly instalments)

Annual Sinking Fund Contribution: £1692.84 (paid in quarterly instalments)

Annual Building Insurance: £254.29

Other Information

The parking spaces in the development are leased and are

not available to purchase. There is currently a waiting list. Annual rental of parking spaces is £630.

Council Tax: Band B

Information correct at time of listing. Any prospective buyers should ask their legal representative to confirm charges before committing to purchase.

Entrance Hallway

Lounge-Dining Room

17'5" x 10'4" (5.31m x 3.15m)

Kitchen

6'10" x 6'10" (2.08m x 2.08m)

Bedroom

14'2" x 8'9" (4.32m x 2.67m)

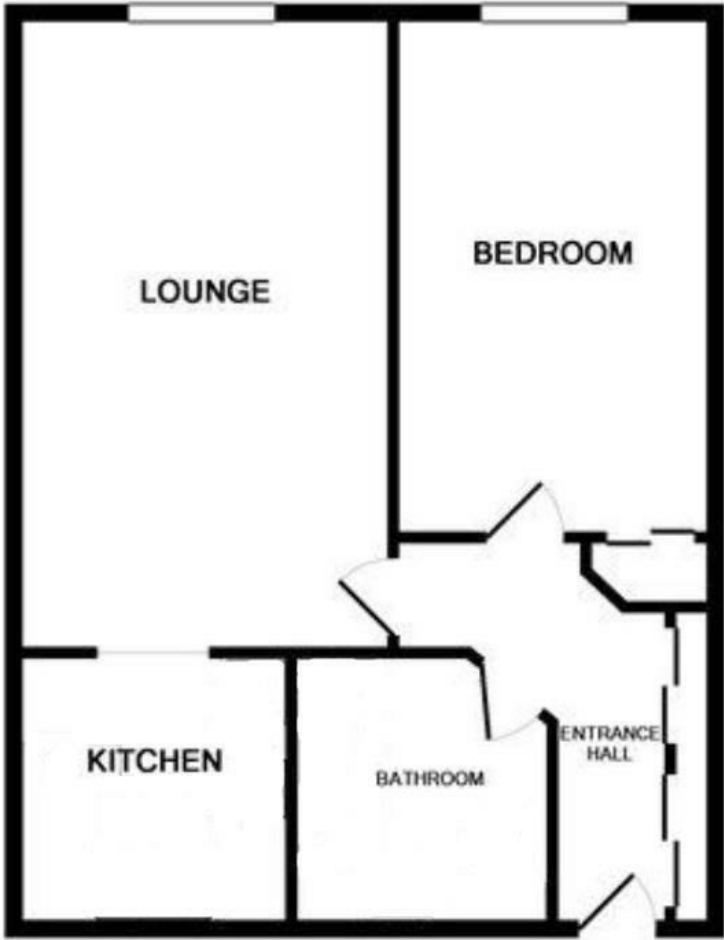
Bathroom





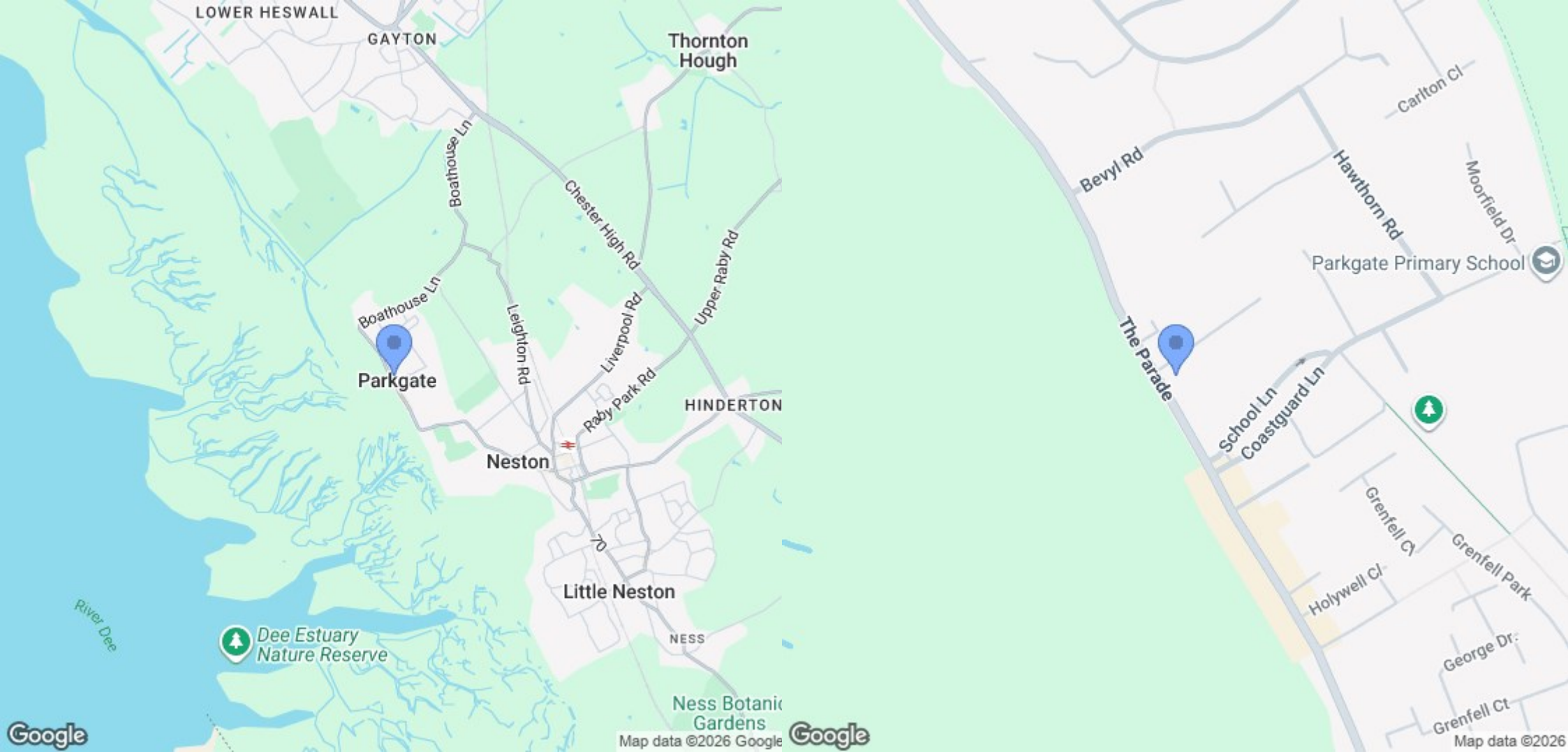
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 reposnsibility is taken for any error, ommision 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 effency can be given.

Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333