DRAFT DETAILS

Constables
SALES & LETTINGS

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4 Parkgate House Parkgate

£325,000



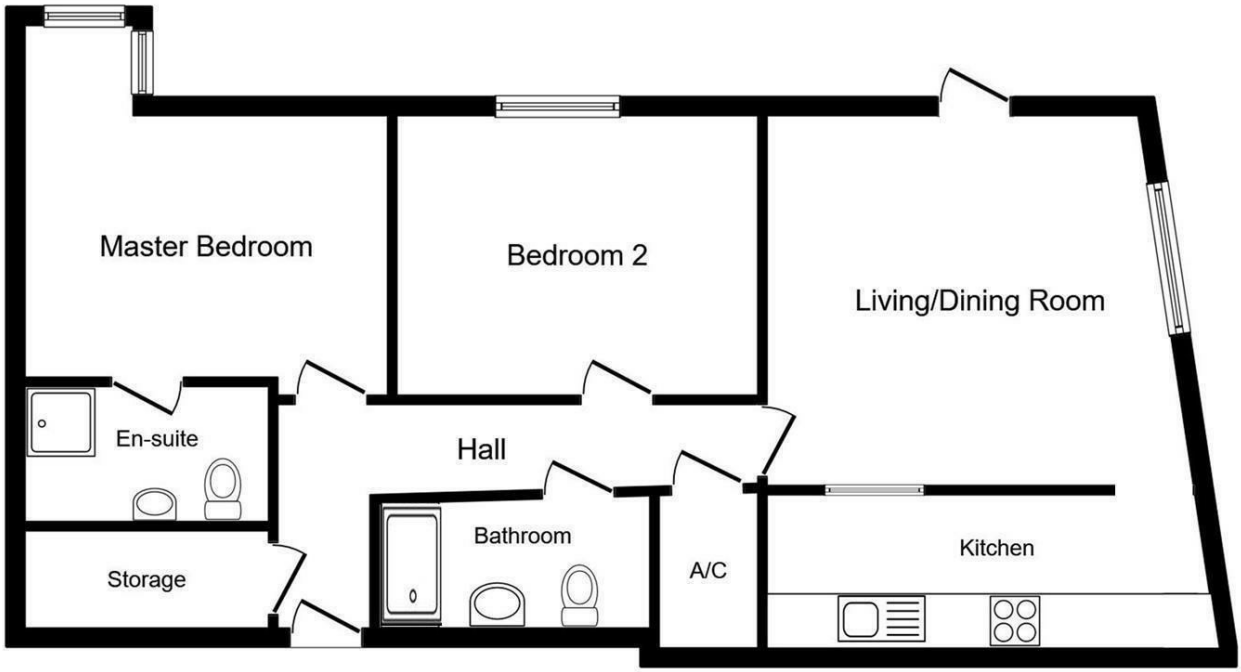
- Ground Floor Apartment in an Impressive Conversion
- Two Double Bedrooms
- Two Bathrooms
- Spacious Lounge-Diner
- Allocated Parking
- Exclusive Development in Parkgate
- Well-presented throughout
- No Onward Chain
- Tenure: Leasehold
- Council Tax Band: E

Constables is delighted to offer for sale this stunning two bedroom ground floor apartment in a beautiful conversion that is located in a highly sought after area of Parkgate, Cheshire.

Parkgate House is an exclusive development with perfect facilities for modern living. This refurbished apartment briefly comprises, entrance hallway with access to all accommodation and a large storage cupboard which could be used as a study or incorporated in the en-suite behind it. Lounge-dining room with dual aspect windows and a stable door out to the communal gardens along with an opening to the kitchen. The kitchen has an integrated double oven, hob and dishwasher.
The apartment has a modern bathroom and two generous size double bedrooms, one of which is currently used as the dining room. The main bedroom has fitted wardrobes and a recently installed en-suite bathroom.

The rear and side of the apartment is laid to lawn with a small communal patio. This property also comes with two allocated parking spaces.

Offered for sale with no onward chain, early viewing is essential.



Floor Plan

Total floor area 75.0 sq. m. (807 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Leasehold Information
Lease Term: February 2002 - December 2125
Ground Rent: £250 per annum.
Service Charge: £255.85 per month.

Location
The property is located in the highly sought after conservation village of Parkgate in Cheshire. Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Calday and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.
Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

Entrance Hall

Lounge-Diner
15'3" x 13'11"

Kitchen
5'6" x 16'7"

Master Bedroom
15'3" into wardrobe x 9'4"

En-Suite
4'8" x 8'7"

Second Bedroom/Dining Room
10'1" x 13'3"

Bathroom
6' x 7'



