



**Constables**  
SALES & LETTINGS

New Heyes, Neston

£750 Per Month

Constables is delighted to offer to let this spacious first floor apartment located in a popular development a short distance from Neston town centre. The property is immaculately presented and the accommodation comprises; hallway with laminate flooring, lounge with fireplace, kitchen-dining room, two bedrooms, the master with built in wardrobes and a bathroom. Outside there is an allocated parking space. The property is offered unfurnished and early viewing is highly recommended.





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- Unfurnished
- Spacious Lounge

- First Floor Apartment
- Allocated Parking

- Two Bedrooms
- Close to Town Centre

### Communal Hall

Front door leads into a communal entrance hall with individual letter boxes and stairs to all floors.

### Entrance Hall

A solid timber door opens to the entrance hallway with laminate flooring, electric storage heater, telephone entry point and doors to bathroom, bedrooms and lounge.

### Lounge

14'6" x 10'7" (4.42m x 3.23m)  
A spacious room with double glazed window to front elevation, fireplace with electric fire and marble surround, electric storage heater.

### Kitchen

9'8" x 8'9" (2.95m x 2.67m)  
The kitchen is fitted with wall, drawer and base units with roll edge work surfaces over. Inset

stainless steel sink and drainer, space for cooker with extractor hood over, space for upright fridge freezer and space and plumbing for washing machine. Tiled splash backs and flooring, built in storage cupboard, space for table and chairs, double glazed window to front elevation and electric storage heater.

### Bedroom One

15'9" x 8'8" (4.80m x 2.64m)  
Double glazed window to rear elevation, built in wardrobes and electric storage heater.

### Bedroom Two

10'8" x 7'5" (3.25m x 2.26m)  
Double glazed window to rear elevation and electric storage heater.

### Bathroom

7'11" x 5'7" (2.41m x 1.70m)  
Fitted with a white suite comprising panel enclosed bath with shower over, pedestal wash hand basin and WC. Part tiled walls, heated towel rail, shaver point and tiled flooring. There is also a cupboard housing the water cylinder.

### Outside

The property has an allocated parking space and there are visitor parking bays. There is also a communal garden area at the front of the building.





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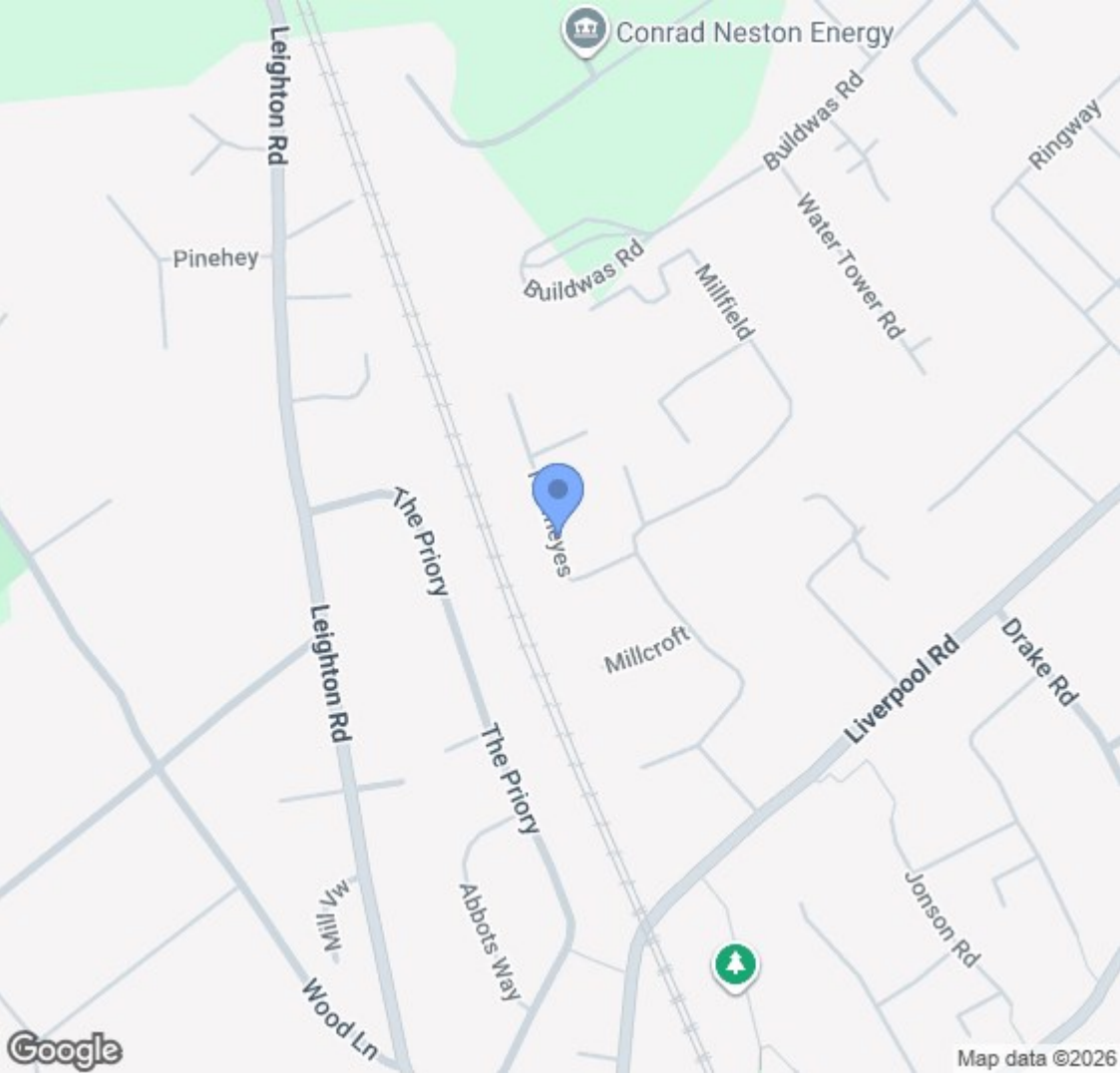
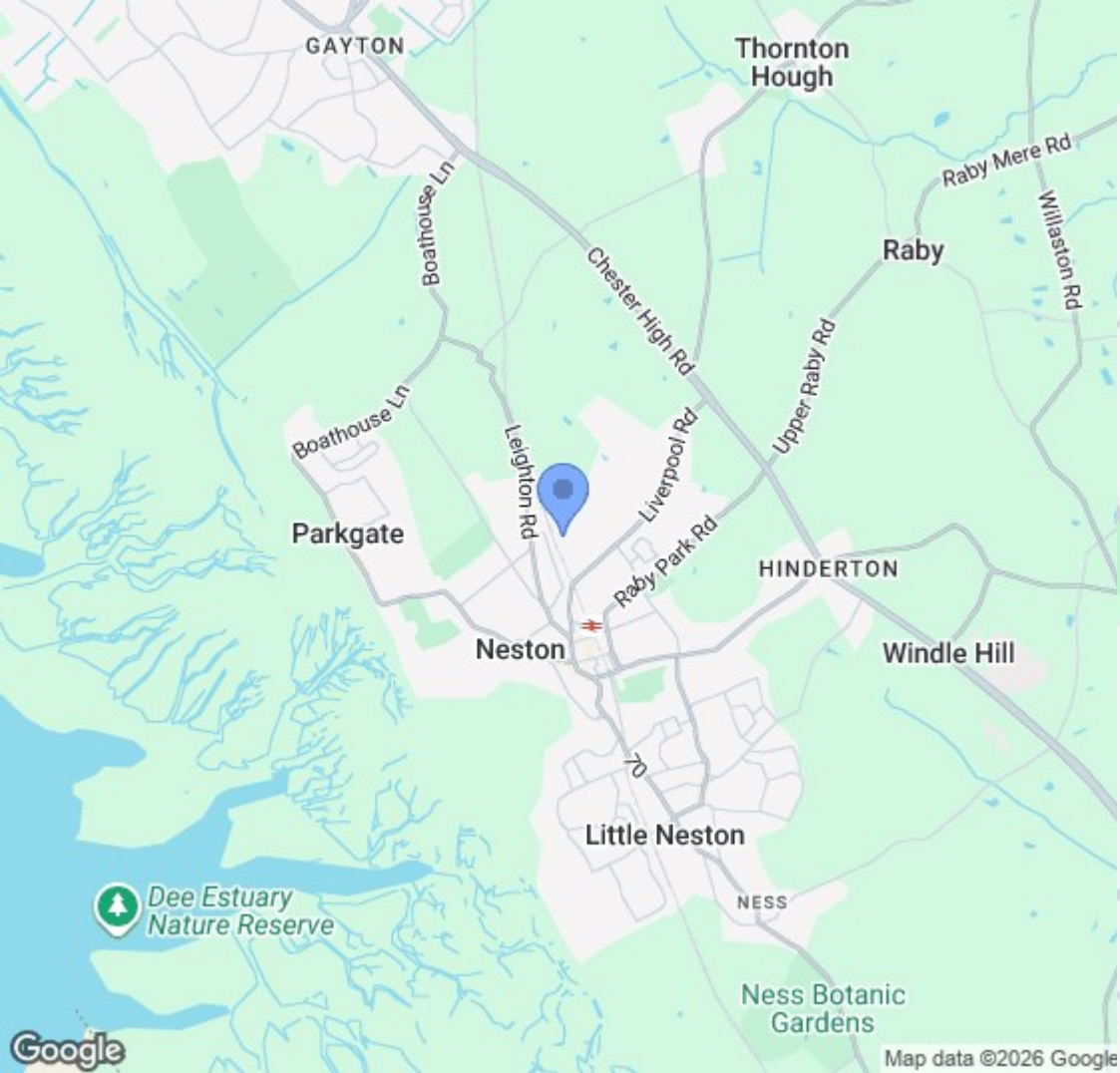
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# EPC & Floor Plan

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



Location Map

# Constables

S A L E S   &   L E T T I N G S

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