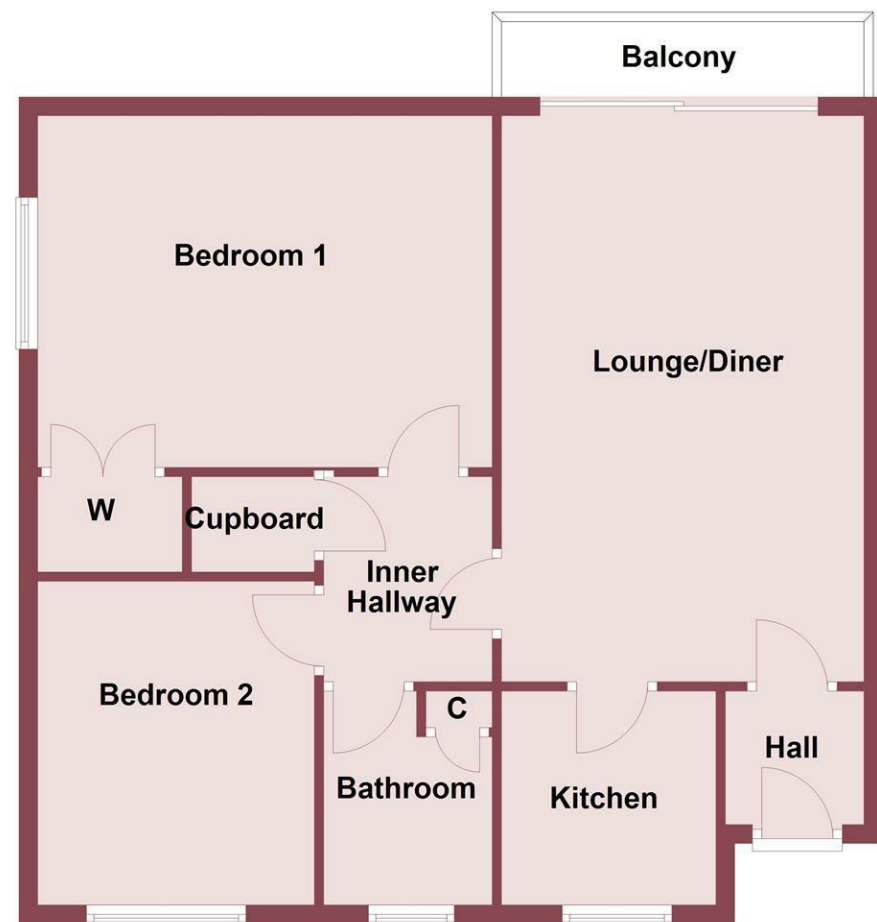




Ground Floor



## West Vale, Neston, CH64 9SE

£129,000

 2 Bedroom  1 Reception  1 Bathroom 

**\*\*Perfect First Time - Stunning Views of The Welsh Hills - Fantastic First Time Buy\*\***

Hewitt Adams is delighted to offer to the market this spacious two bedroom second floor Flat located in Dee View Court in Little Neston. The property overlooks a small, quiet park and has BREATHTAKING VIEWS of the Welsh Hills and Dee Estuary.

The Flat would be perfect for a FIRST TIME BUYER or anyone looking to downsize to a quiet, easy-to-maintain property.

There is a bus stop outside which has a regular bus services to Chester & Liverpool. It is also within easy walking distance of local shops and Neston Town Centre, and the King Charles Coastal path.

In brief the accommodation affords: entrance porch, lounge boasting an incredible view of the Dee Estuary and Wales, with doors out to a balcony, Kitchen, Bathroom and two good sized bedrooms.

Externally Dee View Court offers communal gardens, residents parking spaces and this property also has it's own Garage.

Call Hewitt Adams today on 0151 336 0808 to view this excellent addition to the market.

**Hallway**

5'01 x 4'02 (1.55m x 1.27m)

Front door to hallway, further door to lounge.

**Lounge/Diner**

15'01 x 13'00 (4.60m x 3.96m)

Sliding doors leading to the balcony, central heating radiator, doors to;

**Kitchen**

9'04 x 6'08 (2.84m x 2.03m)

Comprising wall and base units with work surfaces incorporating sink and drainer, cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, window to front elevation.

**Inner Hall**

Storage cupboard, doors leading to;

**Bedroom 1**

13'02 x 10'11 (4.01m x 3.33m)

Window to side elevation, central heating radiator, built in storage.

**Bedroom 2**

9'11 x 7'11 (3.02m x 2.41m)

Window to front elevation, central heating radiator, loft access to a spacious loft area - perfect for storage.

**Bathroom**

7'03 x 5'07 (2.21m x 1.70m)

Comprising WC, wash hand basin, bath with electric shower over, window to front aspect, storage cupboard, radiator.

**Garage**

Accessed via and up and over door.

**Additional Information**

The property is council tax band B

The lease was renewed to a 99 year lease from December 2006.

Ground rent is £16 per annum.

Maintenance charges are currently circa £1900 per annum and are paid in advance in two instalments in March and September.

