




**Constables**  
SALES & LETTINGS

The Parade

Parkgate, Neston

£800 Per Month



Constables are delighted to offer this one bedroom first floor apartment available to rent in Parkgate. This apartment is suitable for over 60s only.

The apartment is situated in the popular Deeside Court development on Parkgate Parade, and this apartment enjoys a delightful views over the Dee Estuary towards the Welsh hills.

There is a lift in the building as well as communal gardens, a residents lounge and kitchen, storage rooms and a laundry room.

The apartment can be rented unfurnished or furnished. The apartment offers; entrance hallway with built in storage, lounge-dining room, kitchen with an integrated oven, hob and fridge, bedroom with built in wardrobes and a modern shower 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.

# Constables

SALES & LETTINGS

- First Floor Retirement Apartment
- Modern Shower room
- Furnished/Part Furnished or Unfurnished
- Lift Access
- Lounge looking over the Dee Estuary
- Available Immediately
- Double Bedroom with Fitted Wardrobes
- Communal Lounge and Kitchen

**Hallway**

**Lounge**

18'6" x 10'4" (5.66m x 3.15m)

**Kitchen**

6'11" x 6'9" (2.11m x 2.08m)

**Bedroom**

16'11" x 8'9" (5.18m x 2.67m)


**Bathroom**

6'9" x 6'7" (2.08m x 2.01m)

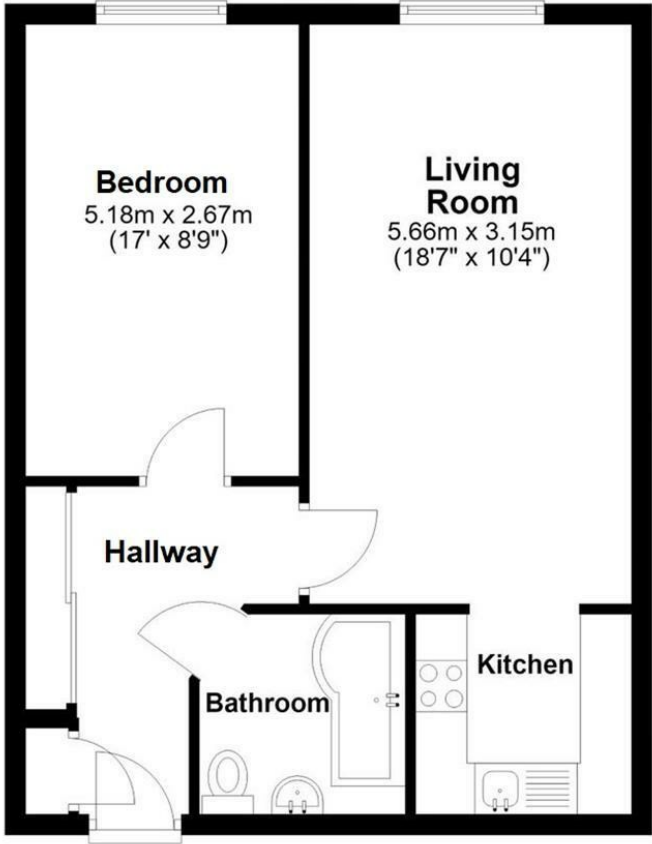




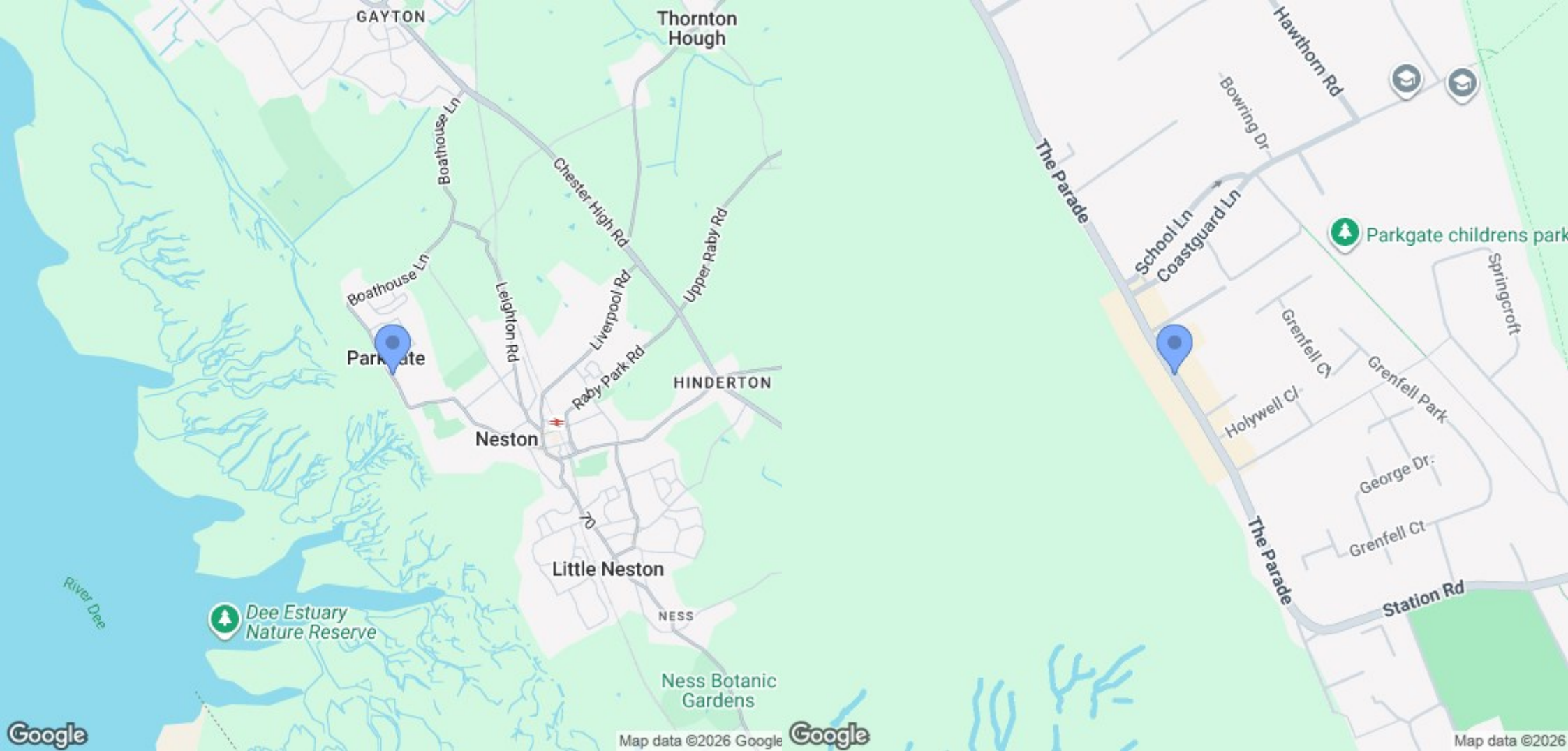
# EPC & Floor Plan

| 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>                                   |                            | <b>74</b>   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   | <b>45</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<br>2002/91/EC |  |

**Ground Floor**  
Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 47.7 sq. metres (513.4 sq. feet)  
**Deeside Court, Parkgate**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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