



Constables
SALES & LETTINGS

The Parade

, Parkgate

£117,500



A beautifully presented first floor retirement apartment suitable for the over 60s. It is in the sought after Deeside Court development on The Parade in Parkgate. The apartment enjoys delightful views over the Dee Estuary towards the Welsh hills.

The accommodation is incredibly well-presented and comprises: entrance hallway with large built in mirrored storage cupboards, a spacious lounge with bay window and feature fireplace and an archway into the kitchen which has an integrated oven and an electric hob. There is a one double bedroom with built in wardrobes and a stylish shower room.

The development has a communal lounge facing the Dee Estuary and beautiful landscaped gardens to the rear. There is a shared laundry room. A guest suite is available on the ground floor. An emergency call system is installed in the apartment with pull cords in lounge, bedroom and bathroom and there is a non-resident house manager.

Parking spaces in the development are leased and not available to purchase. There is a current waiting list. Annual rental for a parking space is £315.

Parkgate offers an excellent range of bars and restaurants. There is a bus stop close by providing access to Neston town centre which has more comprehensive amenities, as well as further afield to Chester and Heswall.

- First Floor Retirement Apartment
- Views Over the Dee Estuary
- Large Bedroom with built in wardrobe
- No Onward Chain
- Lift to All Floors and Two sets of stairs.
- Spacious Lounge
- Shower Room
- Well-Presented Throughout
- Kitchen with Oven and Hob
- Communal Gardens & Lounge

Lease Information

Annual Service Charge (Jan 26 - Dec 26 for Type A apartment): £5677.17 per annum

Which is broken down as follows:

Service Charge: £3744.84 per annum

Redecoration contribution £239.52 per annum.

Sinking fund contribution: £1692.84 per annum.

Ground Rent: £70 per annum paid in September.

Insurance Premium: estimates £254 per annum

Lease Term: 125 years commencing 1st September 1986

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 £315.00.

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.

Accommodation

Hallway

Lounge

22'9" into bay x 10'4" (6.95m into bay x 3.16m)

Kitchen

6'10" x 6'9" (2.10m x 2.08m)

Bedroom

16'3" x 8'9" (4.97m x 2.69m)

Bathroom

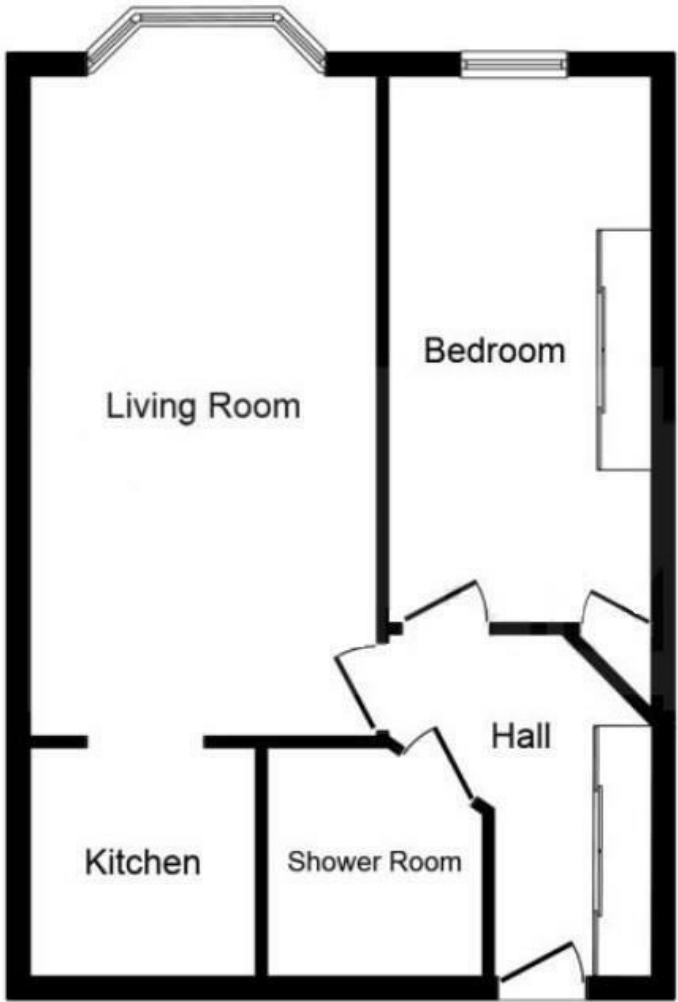
6'10" max x 6'6" max (2.09m max x 2.00m max)



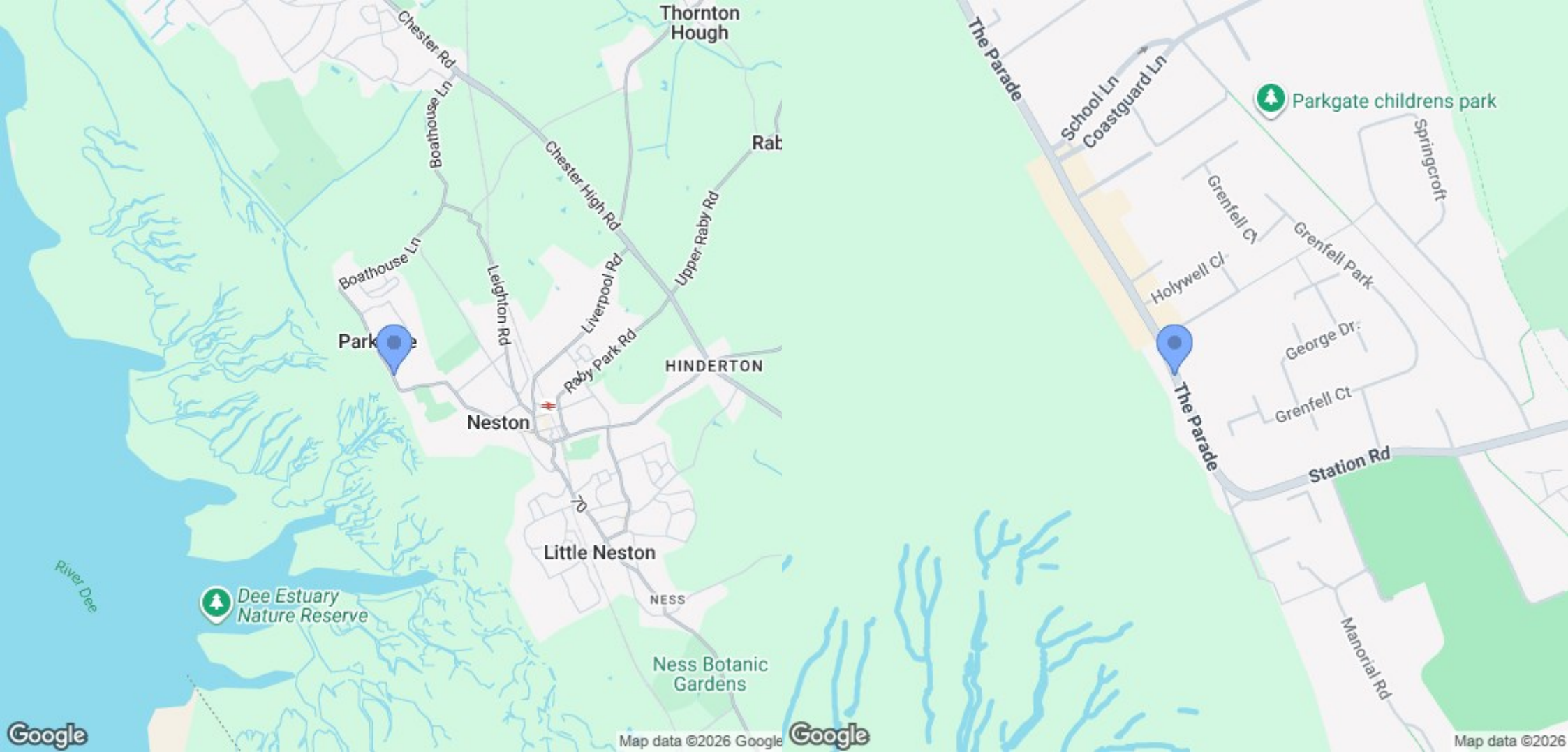


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	



Floor Plan



Location Map

Constables

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