




Constables
SALES & LETTINGS

Manorial Road , Parkgate

£425,000



Constables are delighted to offer this fantastic opportunity to purchase a ground floor apartment in the luxury Ashburton development on the banks of the Dee Estuary in Parkgate.

The gated development comprises of just seven apartments and this apartment is situated to the ground floor has wonderful views from the rear over the landscaped gardens to the Dee Estuary and Welsh Hills. The accommodation is both spacious and well planned and is maintained and presented to a high standard.

The accommodation comprises: entrance hallway with built in storage cupboard. Spacious lounge-dining room and French doors leading out to the garden. Kitchen-breakfast room with integrated double oven, hob, washing machine, dishwasher and fridge / freezer. The property has two double bedrooms. The master bedroom has an en-suite shower room. There is also an additional bathroom.

The property is accessed via double electric gates and there is a block paved courtyard at the front with an allocated parking space under the car port. The communal grounds are beautifully landscaped and well maintained. To the rear there is a paved area immediately adjacent to the apartment which enjoys wonderful views of the Dee Estuary and Welsh Hills.

Offered for sale with no onward chain, this impressive apartment must be seen to be appreciated and early viewing is highly recommended.



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- Two Bedroom Ground Floor Apartment
- Excellent Views over The Dee Estuary
- Well Presented Throughout
- Sought After Parkgate Location
- En-Suite Bathroom

Entrance Hall

Lounge

11'04 x 17'00 (3.45m x 5.18m)

Dining Room

15'04 x 11'03 (4.67m x 3.43m)

Kitchen

9'06 x 9'06 (2.90m x 2.90m)

Master Bedroom

13'11 x 11'03 (4.24m x 3.43m)

En-Suite

7'11 x 6'05 (2.41m x 1.96m)

Second Bedroom

14'03 x 11'05 (4.34m x 3.48m)


Bathroom

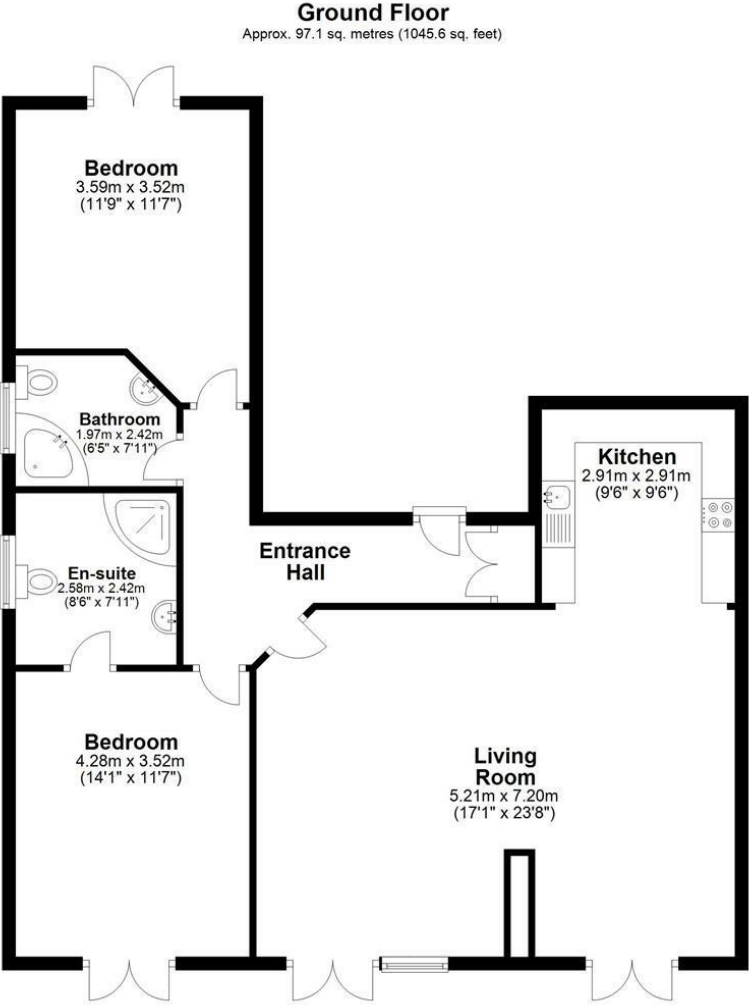
9'08 x 6'02 (2.95m x 1.88m)





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)
Flat 2 Ashburton, Parkgate



Location Map

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