

DRAFT DETAILS

Constables

SALES & LETTINGS



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33 Mostyn House Parkgate

£435,000



- Duplex Penthouse Apartment
- Exclusive Mostyn Place Development in Parkgate
- Three Bedrooms
- Three Bathrooms
- Spacious Open Plan Lounge & Kitchen-Dining Room
- Impressive Large Decked Terrace
- High Quality Finish Throughout
- Two Allocated Parking Spaced
- No Onward Chain

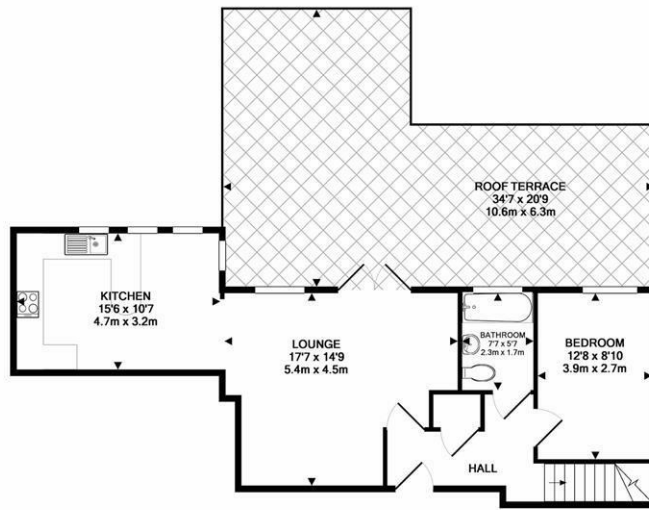
This stunning luxury duplex penthouse apartment forms part of the popular development by P J Livsey, created by the conversion of the former Mostyn House School.

The property is located in the highly desirable village of Parkgate, Cheshire's only coastal village. There are amenities close by the the towns of Heswall & Neston and there is easy access to Liverpool, Chester and North Wales.

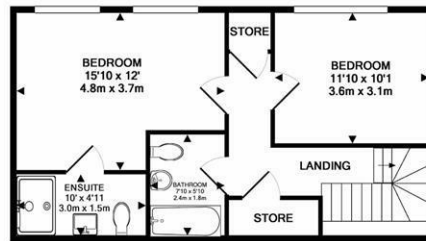
The peaceful, calm and & Secure apartment offers flexible living space and has a private and spacious entry, exclusive to only two apartments, with lift access nearby.

The accommodation is arranged over two floors and is immaculately presented and finished to the highest standard with quality fittings throughout. The property has a large living room with French doors opening out to a spacious roof terrace. The living room is open plan to the kitchen-dining room; the kitchen has fully integrated appliances. This floor also has a double bedroom and bathroom. On the upper floor there are two additional double bedrooms and two bathrooms, one of which is en-suite to the master bedroom.

This impressive property must be viewed to be appreciated and early viewing is essential.



GROUND FLOOR
APPROX. FLOOR
AREA 642 SQ. FT.
(59.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 526 SQ. FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ. FT. (108.5 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Location

The property is set within a desirable location and offers unbeatable lifestyle, a stones throw from the Dee Estuary, Wirral way for endless walks and cycling, waterfront restaurants, historical pubs. coffee shops, fish and chip shop and Nichols ice creamery.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles.
Liverpool: 12 miles. Liverpool Airport: 30 miles.
Manchester Airport: 39 miles. Manchester: 45 miles.

Entrance Hallway**Lounge**

17'7" x 14'9"

Kitchen-Dining Room

15'5" x 10'7"

Bedroom Three

12'7" x 8'9"

Bathroom

7'6" x 5'6"

Landing**Master Bedroom**

15'10" x 12'0"

En-suite

10'0" x 4'11"

Bedroom Two

11'10" x 10'0"

Upper Floor Bathroom

7'10" x 5'10"

Roof Terrace

34'6" max x 20'8" max



