



Residential Apartments
FOR SALE
COMMERCIAL
Call: 0330 111 2610

DEESIDE
COURT
Private Property
Access and Parking
for Residents Only

Constables
SALES & LETTINGS

Deeside court , Parkgate

£85,000



A one bedroom ground floor apartment suitable for over 60s. The apartment is situated in the popular Deeside Court development on Parkgate Parade, and this apartment enjoys a delightful view of the landscaped rear gardens.

The property is offered for sale with no onward chain and the accommodation comprises; entrance hallway, lounge-dining room, kitchen, bedroom and bathroom. Outside there is visitor parking and communal gardens. The development also has a communal lounge with views over to the Welsh Hills and there is also a laundry 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

- Ground Floor Retirement Apartment
- Sought After Location
- House Manager
- One Bedroom
- Recently Fitted Shower Room
- No Onward Chain
- Overlooking the Communal Gardens
- Residents Lounge

Lease Information

Lease term: 125 years from 1st September 1986
Management Company:
Commerson

Annual Ground Rent: £70

Annual Service Charge: £3744.80
(paid in quarterly instalments)

Annual Redecoration Contribution:
£239.56 (paid in quarterly
instalments)

Annual Sinking Fund Contribution:
£1692.84 (paid in quarterly
instalments)

Annual Building Insurance: £254.29

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 £630.

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.

Entrance Hallway

Lounge-Dining Room

17'5" x 10'4" (5.31m x 3.15m)

Kitchen

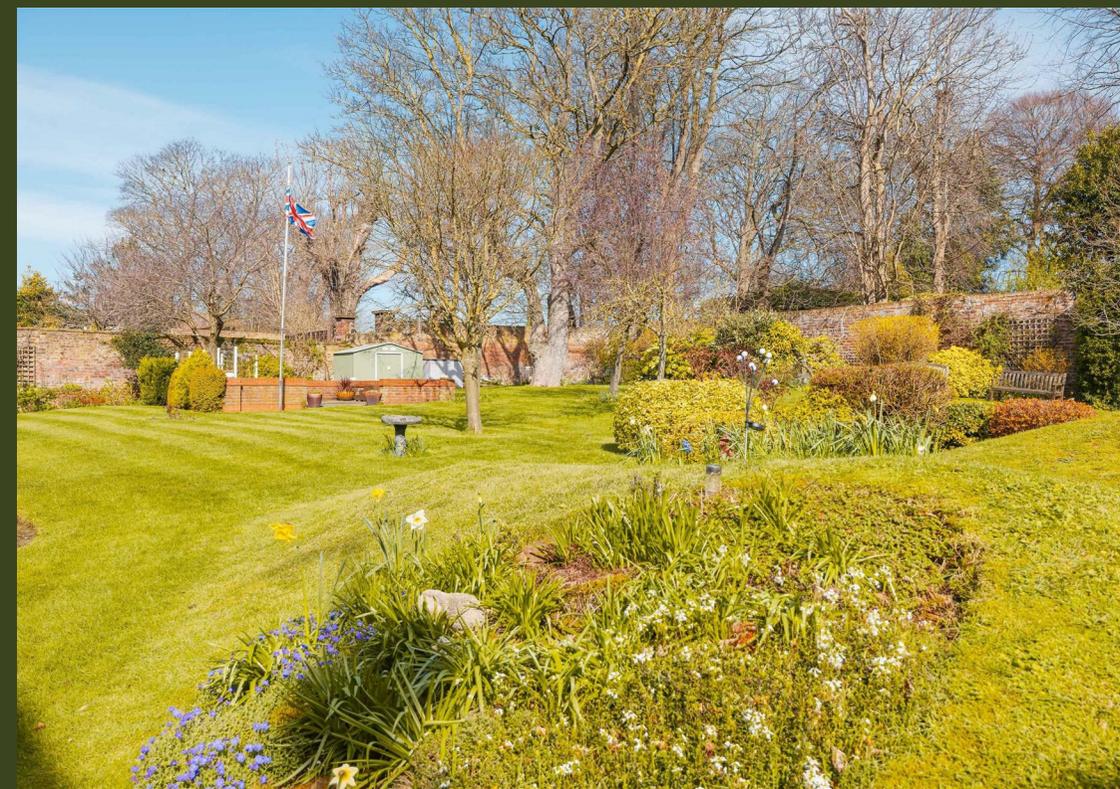
6'10" x 6'10" (2.08m x 2.08m)

Bedroom

14'2" x 8'9" (4.32m x 2.67m)

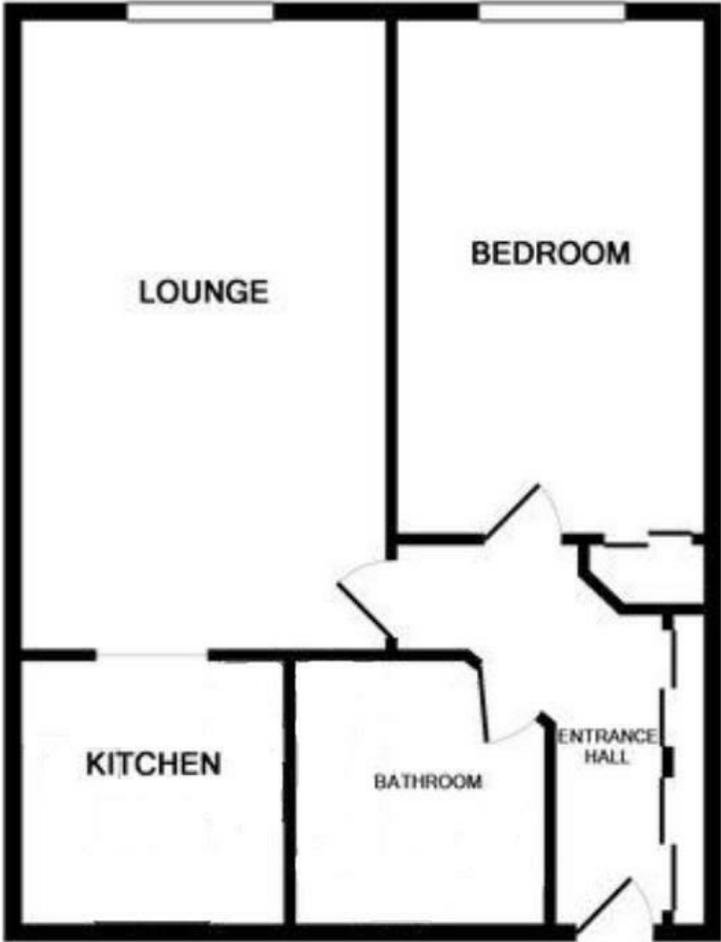
Bathroom





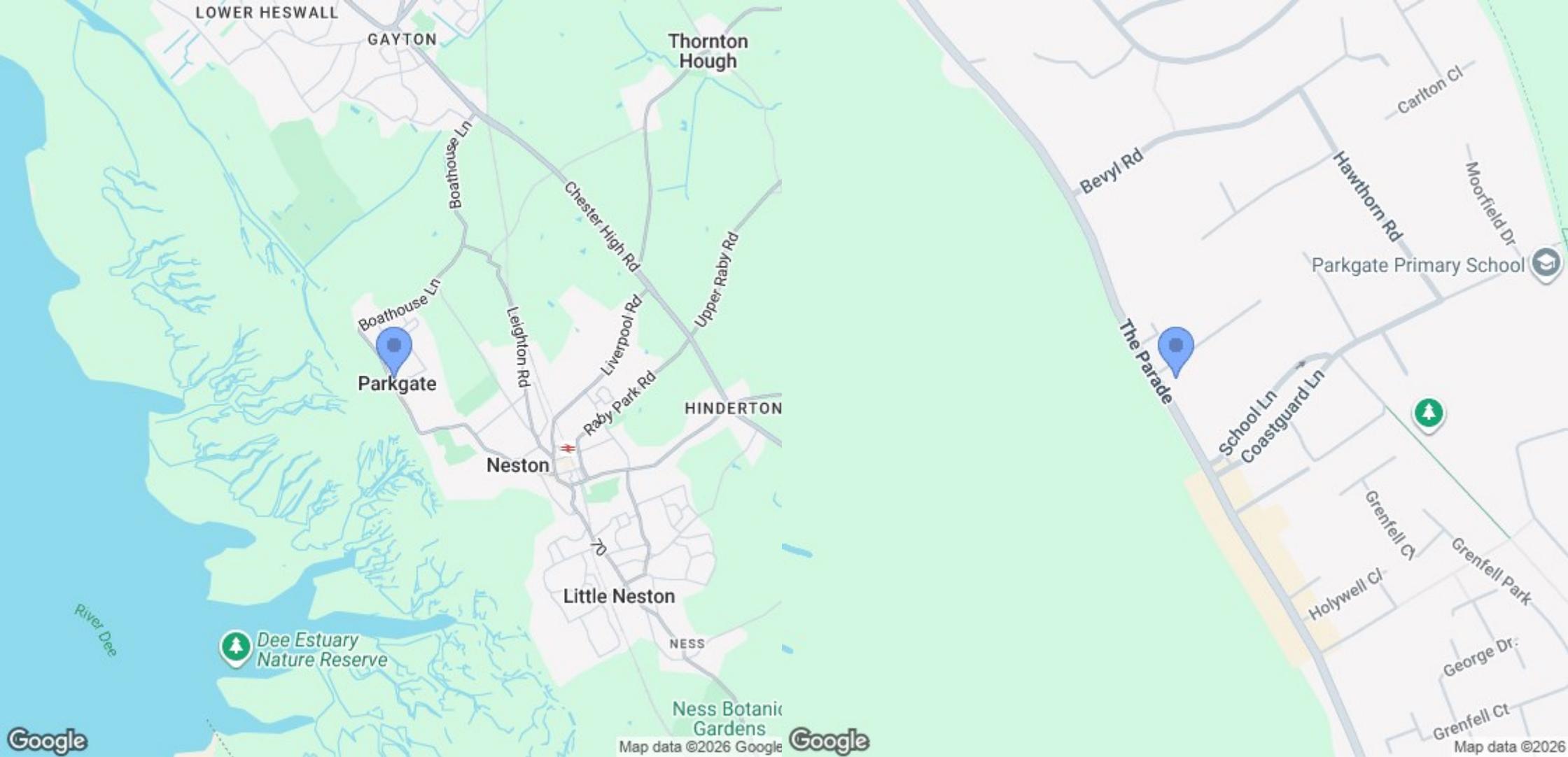
EPC & Floor Plan

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333