



**Constables**  
SALES & LETTINGS

Hinderton Road , Neston

£99,950



Constables are pleased to present this well-presented two-bedroom retirement apartment, situated on the second floor of a highly sought-after development near Neston town centre.

The apartment has been modernised from the original, including new windows, modern electric heaters, and a stylish shower room. The accommodation comprises a welcoming entrance hallway with an intercom system and two practical storage cupboards, a bright lounge-dining room opening into the kitchen, which is fitted with an oven and hob and offers space for additional appliances. There are two bedrooms, both with fitted wardrobes, and the contemporary shower room features a double walk-in shower.

Externally, residents can enjoy beautifully maintained communal gardens to the rear, along with a shared car park at the front. The development benefits from a house manager and various communal facilities, including a residents' lounge and laundry room.

The property is being offered for sale with no onward chain, and early viewings are highly recommended.

# Constables

SALES & LETTINGS

- Second Floor Retirement Apartment
- Spacious Lounge
- Two Bedrooms with fitted Wardrobes
- Communal Lounge & Gardens & Residents Parking
- Modern Shower Room
- No Onward Chain

## Hallway

& Chester)

## Lounge

14'1" max x 15'10" max (4.29m max x 4.83m max)

NB: any interested parties should verify the lease information before committing to purchase.

## Kitchen

9'1" x 5'9" (2.77m x 1.75m)

## Bedroom One

10'9" x 8'5" (3.28m x 2.57m)

## Bedroom Two/Dining Room

7'2" x 8'5" (2.18m x 2.57m)

## Shower Room

5'5" max x 7' max (1.65m max x 2.13m max)

## Lease Information

Tenure: Leasehold

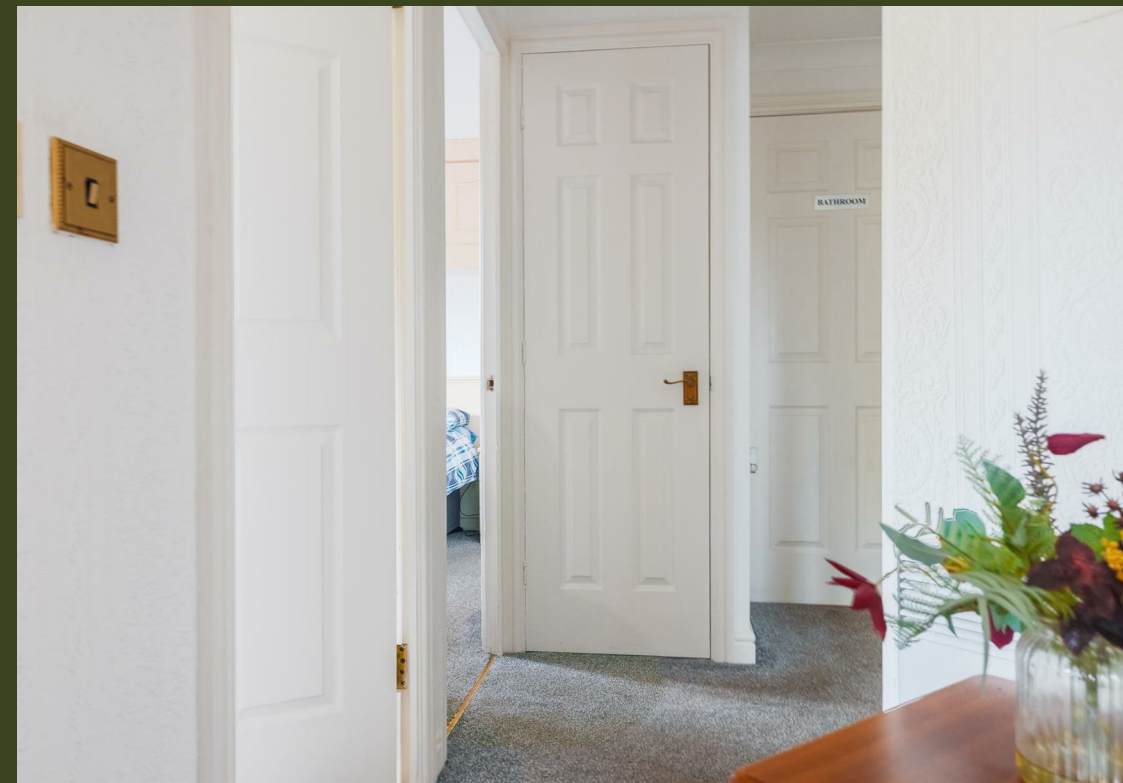
Term: 125 years from 1991.

Ground Rent: TBC


Service Charge: Approx. £250 per month

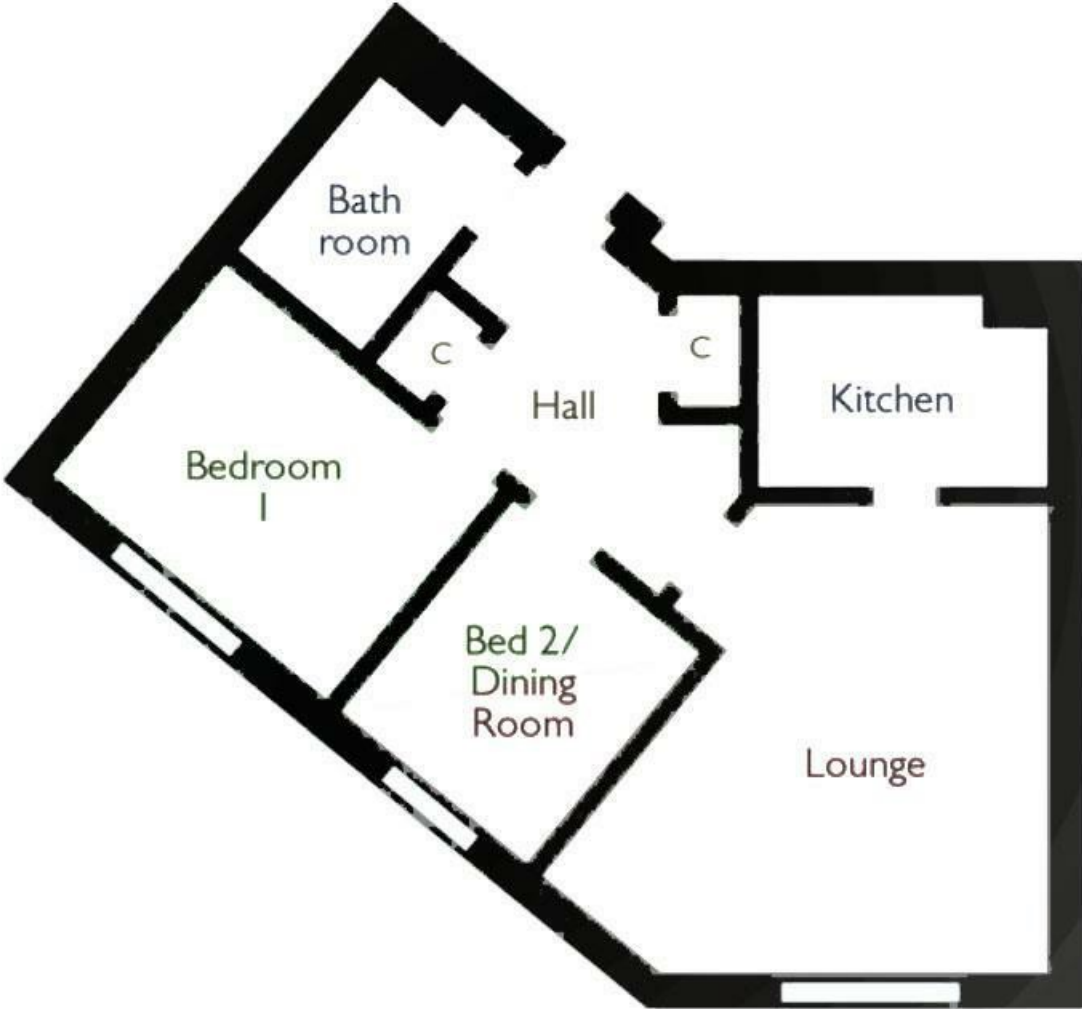
Council Tax Band: B (Cheshire West

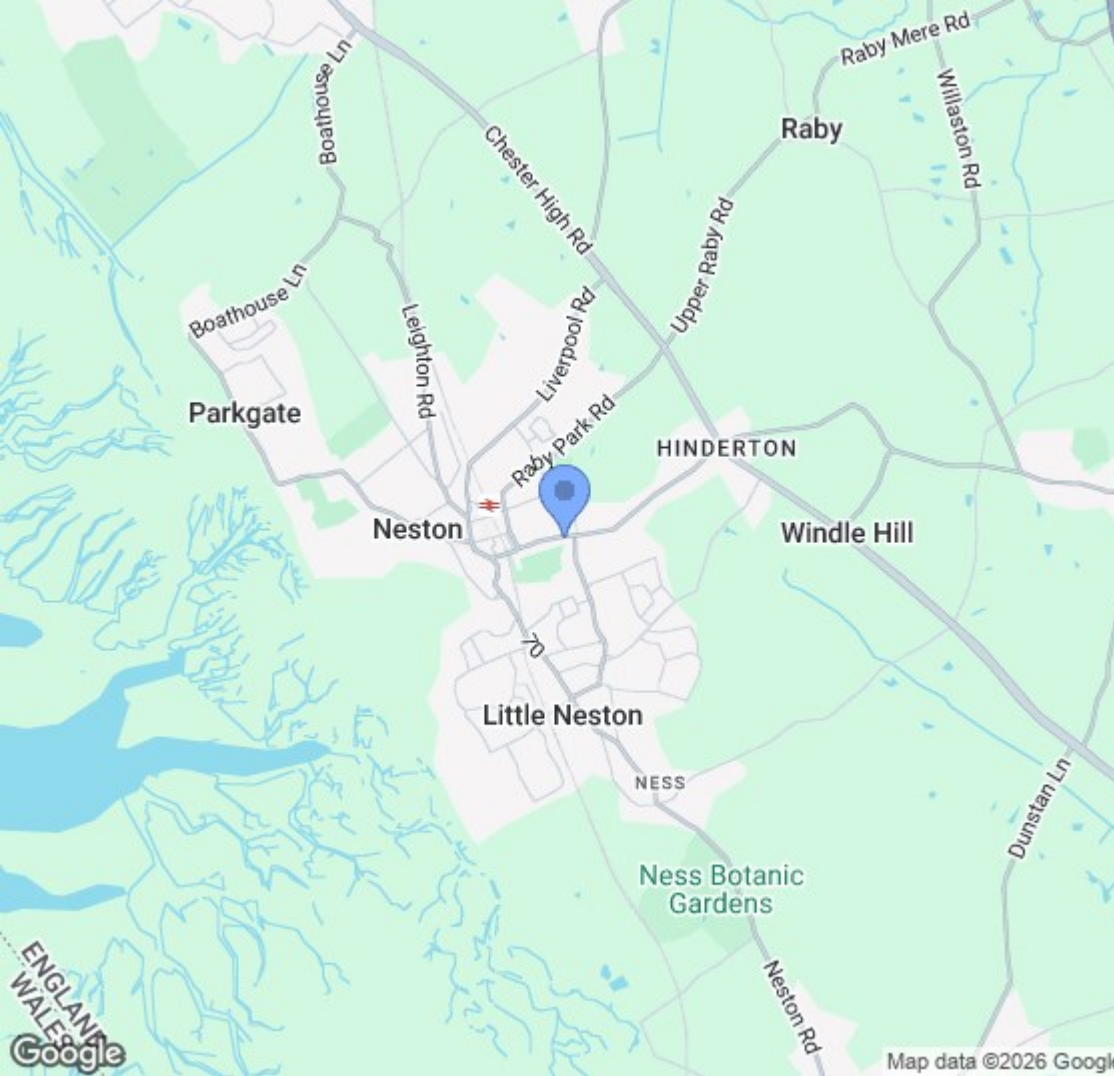




# EPC & Floor Plan

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>		77
(55-68) <b>D</b>	53	
(39-54) <b>E</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 2002/91/EC	





## 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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333