

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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## 21 Deeside Court The Parade

## £89,000

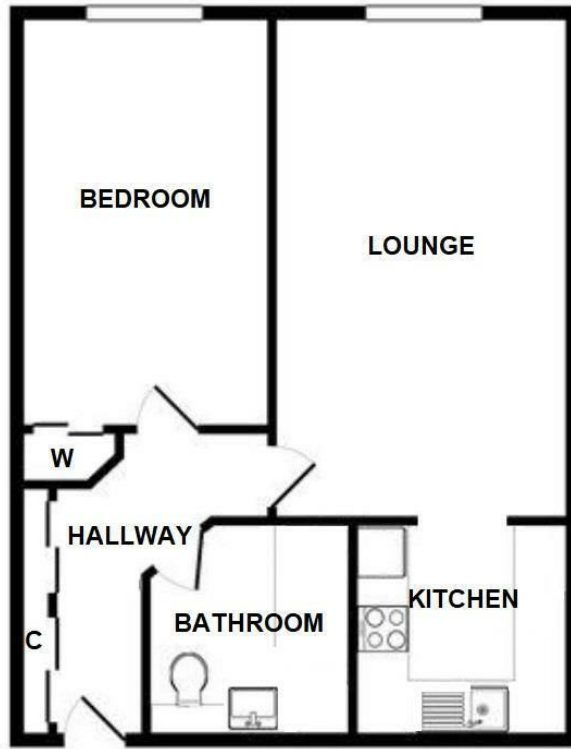


- First Floor Retirement Apartment
- Well-Presented Throughout
- Overlooking the Communal Gardens
- One Bedroom
- Shower Room
- Spacious Lounge
- Lift Access, Communal Lounge & Landry Room
- No Onward Chain

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 communal gardens.

The accommodation is well-presented and comprises; entrance hallway with large built in mirrored storage cupboards, a spacious lounge 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 wardrobe 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.



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.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



## 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.

## Location

The property is located in the highly sought after village of Parkgate, Cheshire's only coastal village, and is a short distance from the market town of Neston.

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. The coastal village of Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way.

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

10'03" x 17'07"

Kitchen

6'10" x 6'09"

Bedroom

14'04" x 8'09"

Bathroom

6'10" x 6'07"

