



**Total area: approx. 58.8 sq. metres (633.0 sq. feet)**  
**For illustration purposes only - not to scale**



**Millfield, Neston, CH64 3TF**  
**£145,000**

2 Bedroom 1 Reception 1 Bathroom C

\*\*\* Beautiful Two Bedroom Apartment - Sought After Location - Not To Be Missed \*\*\*

Hewitt Adams is delighted to offer For Sale this stunning Two Bedroom Apartment located on the ever popular Millfield Estate in Neston.

The property is in immaculate condition, and would make an ideal first time or investment and is being sold with no onward chain.

In brief the property consists of: Communal Foyer, Hallway, open plan Kitchen/Lounge with a balcony, Bathroom, and two Bedrooms - one with a balcony.

Externally there is an allocated Parking space and communal Gardens.

### Front Entrance

Intercom access, staircase to the Apartment which is located on the first floor, door to:

### Hall

Laminate flooring, cloaks cupboard, heater



### Open Plan Kitchen Living Room

12'5" x 20'0" (3.79 x 6.10)

Wall and base units, inset sink, integral oven and hob, space for fridge freezer, integrated washing machine, double glazed windows, patio doors to balcony.



### Bedroom One

13'2" x 11'8" (4.03 x 3.58)

Double glazed windows, heater, power point



### Bedroom Two

13'8" x 11'7" (4.19 x 3.54)

Double glazed window, power point, heater, patio doors to balcony



### Bathroom

6'9" x 5'9" (2.06 x 1.76)

Comprising shower over bath, WC, wash hand basin, towel rail, tiled floor, part tiled walls



### Externally

Gated access to the complex with one allocated parking space and visitor parking. Communal gardens

### Additional Information

The lease has circa 979 years left

The service charges are approximately £1600 a year, and the ground rent is £75 annually.