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**Asking Price £99,950 Leasehold**

**2 Bedroom, Apartment - Retirement**

13, Hamilton Court Hinderton Road, Neston, Cheshire, CH64 9PE



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Sales & Lettings  
Retirement Property Specialists



# Hamilton Court

Hamilton Court is a retirement living development of 43 apartments, built in 1990 in the desirable market town of Neston in the borough of Cheshire West and Chester; in the part of the Wirral Peninsula that remains in the ceremonial county of Cheshire, England. Parkgate is located to the north west and the villages of Little Neston and Ness to the south of the town. Neston hosts traditional and farmers' markets and offers shops, pubs and restaurants along with a small railway station.

Close by is the coastal village of Parkgate. The seafront offers a vantage point from which visitors can enjoy the surrounding salt marshes making the village a popular destination for bird watchers and naturalists. Ness Botanic Gardens are also only a short drive away. The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Hamilton Court has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hamilton Court accepts new residents over the age of 60.





# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN NESTON\*\***

Churchill Sales & Lettings are delighted to be marketing this two bedroom ground floor apartment. The property provides deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. There is space for a feature electric fire.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and freezer.

Bedroom One is a good-sized double with some built-in cabinets. A window provides light and ventilation.

Bedroom Two could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub, WC and wash hand basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Hamilton Court!



# Features

- Two bedroom ground floor apartment
- Fitted kitchen
- Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 31st Dec 2025) £3,475.47 per annum.

There is no Ground Rent at this development.

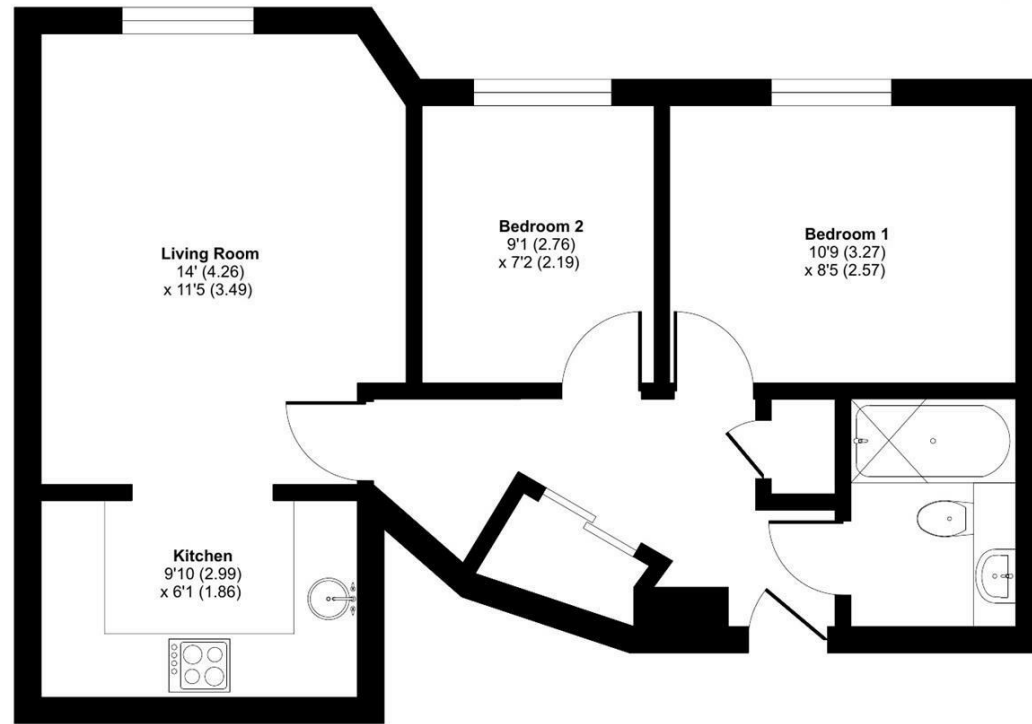
Council Tax Band B

125 Year Lease granted upon purchase

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 517 sq ft / 48 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1342173

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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