

Town & Country

Estate & Letting Agents

Victoria Road, Saltney

£85,000



Located at the heart of the popular Chester suburb of Saltney located within a 5/10 minute drive from the city centre, is this generously proportioned, two double bedroom, duplex apartment positioned above a parade of shops.

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TEL: 01244 403900

DESCRIPTION

The property is an ideal investment or first time buyer opportunity and currently receiving a rental income of £575.00 per calendar month, this spacious duplex apartment benefits from electric central wall heaters throughout, UPVC double glazing and has internal accommodation which briefly comprises an entrance hall with stairs off rising up to the first floor landing which itself has doors off open to the living room, the kitchen/diner, bathroom and has stairs off rising to the second floor where two large double bedrooms can be found.

LOCATION

The property is conveniently situated for local amenities in Saltney and about two miles from Chester city centre which offers excellent shopping and leisure facilities. Saltney provides a good range of shops including a Morrison's and Asda supermarket, schools for all ages and frequent buses into the City centre. The nearby Broughton Retail Park provides a further comprehensive range of shops, and easy access is available to the Business Park and A55 North Wales expressway which links into the motorway network.

ENTRANCE HALL

Entered through a UPVC front door with stairs rising to the first floor landing which has an electric wall heater, stairs off rising to the second floor and doors off opening to the living room, kitchen/diner and bathroom.



LIVING ROOM

13'4" x 11'8"

Having an electric wall heater and two windows facing the front elevation.



KITCHEN/DINER

15'6" x 11'4"

The kitchen is fitted with a range of wall, base and drawer units with stainless steel handles, work surface space housing a stainless steel single single drainer sink unit with a mixer tap, space for a cooker and plumbing for a washing machine, airing cupboard, a window to the rear elevation and an electric wall heater.

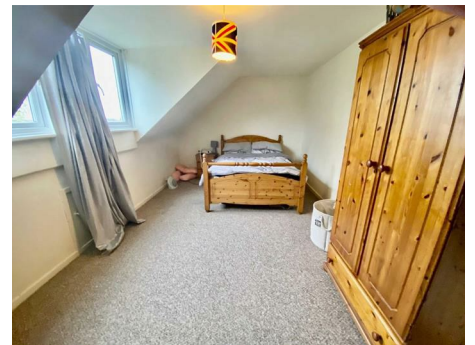


BATHROOM

Installed with a three piece suite comprising a panelled bath with an electric shower over, a low level WC, a wash hand basin and having an opaque window to the rear elevation.

SECOND FLOOR LANDING

With doors off opening to both double bedrooms.



BEDROOM ONE

17'6" x 9'10"

Having access to the loft space, an electric wall heater and a window to the rear elevation.



BEDROOM TWO

15'0" x 11'0"

With electric wall heater and a window to the front elevation.

INFORMATION & TENURE

Tenure: Leasehold 999 years from 29/2/2008.

Ground Rent: £20.00 per annum.

Service Charge: A sum equal to the Tenant's proportion of the amounts incurred or expended from time to time by the Landlord. Nothing charged for the last 5 years.

Council Tax: Band A £1210.00.

SERVICES

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TO ARRANGE A VIEWING

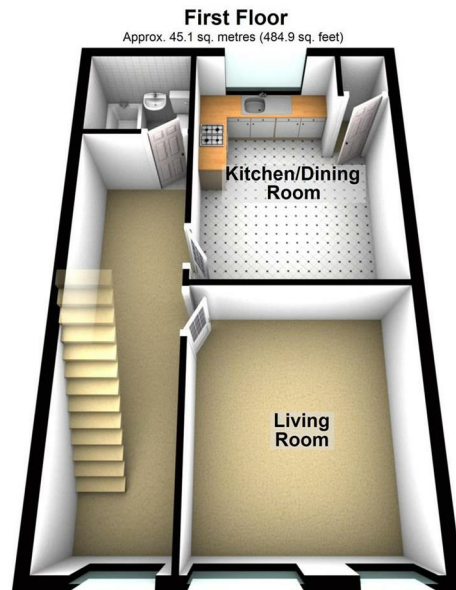
Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

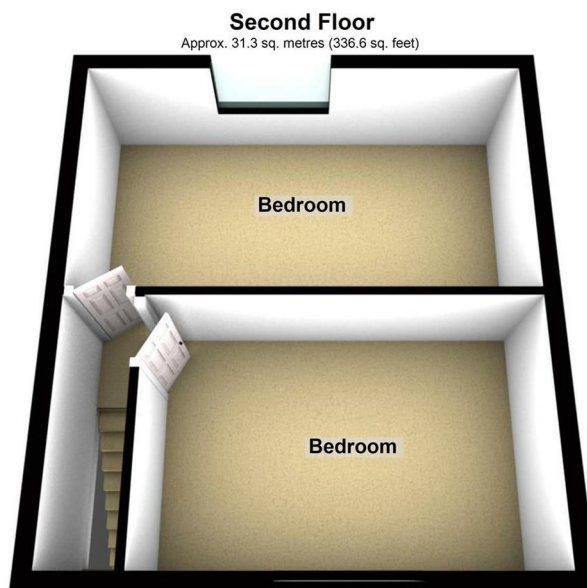
If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 76.3 sq. metres (821.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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