

CHANGING HOME



4 Ty Beaumaris | Saltney | Chester | CH4 8QJ

£155,000

A superbly appointed first floor apartment with 2 very large double bedrooms. Very spacious and superbly appointed. Hall, open plan living/dining/kitchen, 2 double bedrooms and bathroom. Gas central heating, UPVC double glazed, allocated parking and visitor parking. IDEAL FOR INVESTORS OR FIRST TIME BUYERS.

Property Description

LOCATION

The apartment forms part of a modern and very popular development just off Boundary Lane and close to Saltney High Street. Access to Chester Business Park, Airbus, Broughton retail Park the main A55 are simple. Chester City Centre is a short drive away and is well served by public transport. There are Asda and Morrison's within walking distance together with other local shops.

LEASE DETAILS

The property is held on a lease with in excess of 980 years to run. The service charge is we understand is £95.11 per month and the ground rent £150 per annum.

HALL

With a radiator, wood effect laminate floor and coved ceiling.

LIVING/DINING/KITCHEN

19' 1" max x 14' 7" (5.82m x 4.44m) A very spacious multi purpose room with a superb recently fitted kitchen with Zanussi appliances. The kitchen has an extensive range of fitted floor and wall units to provide much storage. Stainless steel sink unit and integral fridge and freezer. 4 ring gas hob with stainless steel extractor above and oven below. Integral washing machine and dryer. Spotlights and extractor fan. UPVC double glazed double doors onto a Juliette balcony. 2 radiators, wood effect laminate floor and coved ceiling.

BEDROOM 1

15' 10" x 10' 11" (4.83m x 3.33m) With radiator and UPVC double glazed window. Fitted wardrobes provide storage.

BEDROOM 2

11' 6" x 10' 11" (3.51m x 3.33m) With radiator and UPVC double glazed window. Wardrobes provide storage.

BATHROOM

8' 6" x 5' 7" (2.59m x 1.7m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen over. Partly tiled walls and heated towel rail. Extractor fan.

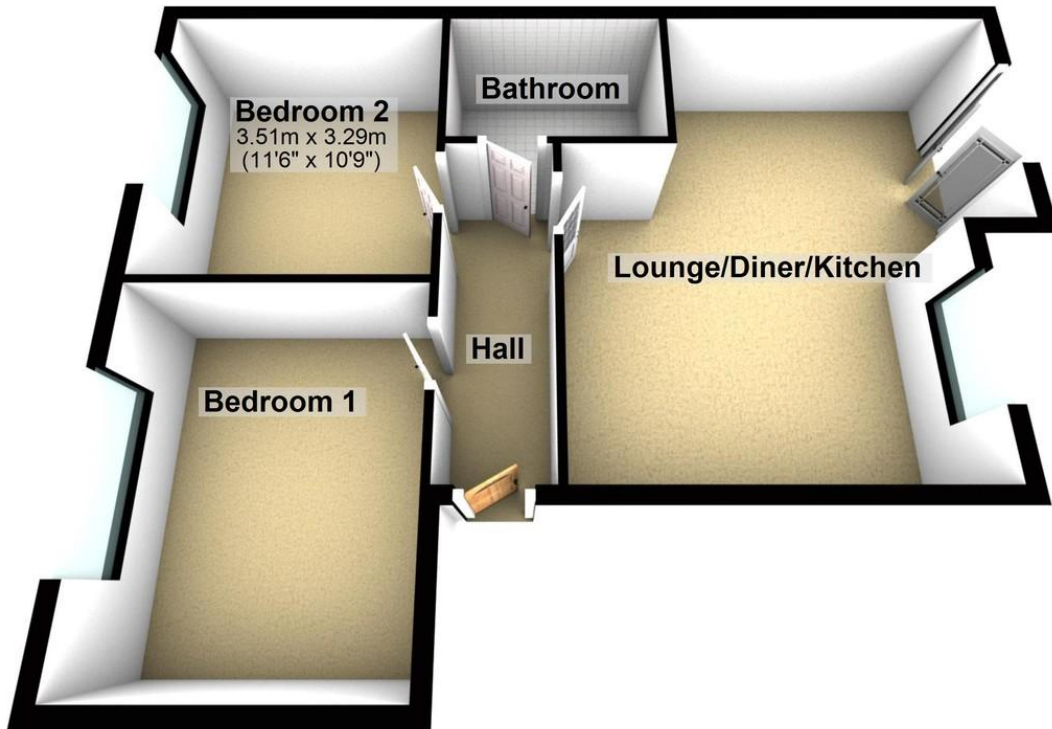
PARKING

The apartment has an allocated parking space and use of visitor spaces.





Ground Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements