

Maes Deri | Ewloe | Deeside | CH5 3XB

£110,000

A modern ONE bedroom ground floor apartments tucked away in the sought after St David's Park development. Offered with NO ONWARD chain this property is ideal for a first time buyer or an investor to rent out. Open plan kitchen/dining/living area, large bedroom and bathroom. Allocated parking. Viewing highly recommended

Property Description

LOCATION

The property is conveniently located for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway networks. Situated off the highly desirable St Davis Park, there are excellent facilities catering for daily requirements in Ewloe including eating establishments, post office, local gym with Starbucks coffee store, CO-OP convenience store and schools for all ages. The Broughton Retail Park, with a range of High Street shops, cinema complex and restaurants is a short drive away.

PROPERTY DESCRIPTION

This affordable and highly sought-after apartment is located in a well-maintained, situated in the popular area of Ewloe, near the charming village of Hawarden. Perfectly suited for professionals or couples, this ground-floor property combines comfort, convenience, and an unbeatable location.

Key Features

- Location, situated in a peaceful, safe area with excellent access to motorway networks, making it easy to travel to Chester, North Wales, Manchester, and Liverpool.
- Close to local amenities, including a park, Starbucks, high tech gym, and a Co-op store.
- Just a stone's throw from the popular village of Hawarden, known for its vibrant community and amenities.
- All-inclusive bills: Gas, water, and electricity bundled into a single, accurate monthly payment for stress-free budgeting.
- Constructed by Redrow in 2006, renowned for their quality developments.
- Communal areas and exterior are currently undergoing updates and fresh painting, ensuring the property remains modern and attractive.

What makes this property stand out?

Affordable apartments like this in Ewloe are highly desirable and rarely stay on the market for long. Its convenient location, low-maintenance costs, and stylish design make it an excellent opportunity for professional singles or couples.



Act fast to secure your viewing!

LEASE DETAILS

We understand the lease is 125 years from 1 January 2006 with 106 years remaining. We understand the ground rent is £8 per calendar month and the service charge is £2,931.37 per annum. The service charge does include the cost of heating, electricity, water and garden maintenance of communal areas.

LIVING/DINING/KITCHEN AREA

17' 6" x 9' 3" (5.34m x 2.84m) With timber front door, two radiators, recess spot lights, wood effect laminate flooring, ideal storage cupboard.

Kitchen has range of floor and wall units, tiled walls, 2 ring hob, stainless steel sink, under counter oven & grill, space for a fridge freezer and recess spotlights.

BEDROOM

11' 5" x 7' 8" (3.49m x 2.35m) With UPVC double glazed windows, wood effect laminate flooring and built in wardrobes.

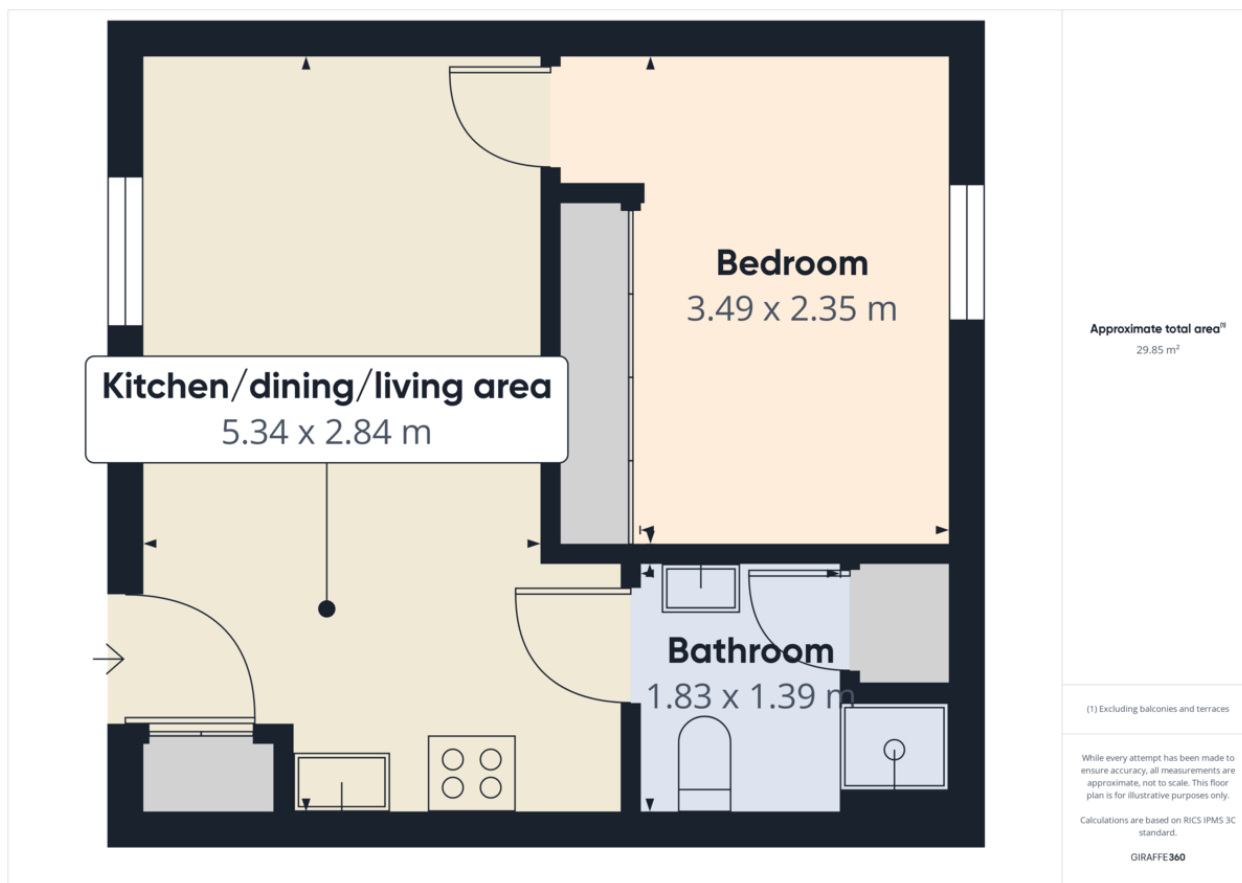
BATHROOM

6' 0" x 4' 6" (1.83m x 1.39m) With W/C, wash hand basin, partly tiled walls, vinyl flooring, extractor fan, shower cubicle with mains powered shower, radiator and utility cupboard with plumbing for washing machine.

PARKING

There is an allocated parking space for one car and ample visitors spaces.





Tenure

Leasehold

Council Tax Band

A

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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