



Sold by:  
**SECURE SALE ONLINE**

## Attention Investors! Great Annual Return

Flat being sold via **Secure Sale** online bidding.

Great APARTMENT located near the Plas Coch retail park, offering a plethora of shopping and dining options, this apartment boasts excellent commuter access to Chester and North Wales.

## Home Features

Meticulously maintained by its current occupants, this residence radiates cleanliness, brightness, and a fresh ambiance, while providing ample storage solutions.

Fully double-glazed, the apartment is bathed in natural light, enhancing its appeal.

- ✓ 1 Living Room
- ✓ 1 Bedroom
- ✓ 1 Kitchen
- ✓ 1 Bathroom
- ✓ 2 Storage Cupboards

BID STARTS

**£75000**



KITCHEN



LIVING ROOM



BEDROOM

# FIND YOUR Perfect Place

Apartment is **LOCATED** near the Plas Coch retail park, You can **ACCESS** the apartment via a private entrance, the first-floor apartment welcomes you with a plush carpeted staircase leading to a luminous **HALLWAY** complemented by wood-effect flooring. A generously proportioned landing, adorned with vibrant decor, amplifies the sense of space.

The landing features abundant **STORAGE**, boasting not one but two large walk-in cupboards.

From the landing, you'll find access to the spacious **MASTER BEDROOM**, carpeted for comfort, with rear-facing views.

To the rear, the apartment offers tranquil vistas of an inviting green space adorned with trees.

Adjacent, the luxurious **LIVING ROOM** also enjoys rear-facing views and seamlessly connects to a well-appointed fitted kitchen.

Throughout, this apartment offers ample **STORAGE**, a valuable feature for properties of this calibre.

The tiled **BATHROOM**, extending from floor to ceiling, features an electric shower over a pristine white suite comprising a bath, a large basin, and a toilet.

Bright, airy, and requiring minimal upkeep, this **APARTMENT** presents an attractive addition to any investor's portfolio, bringing in a healthy annual rental income.

Additionally, the property benefits from recently serviced **GAS CENTRAL HEATING**.



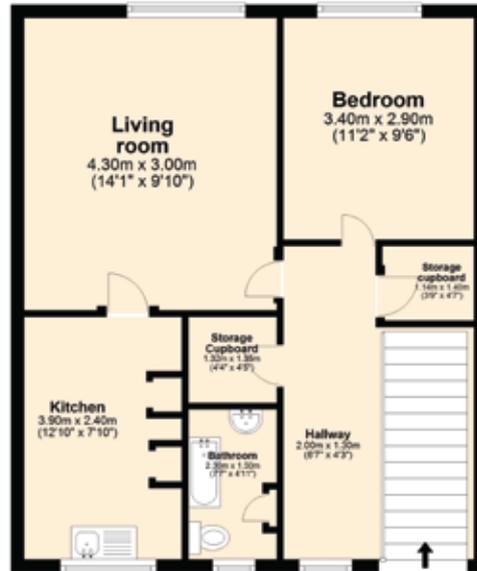
WELCOME  
WELCOME  
WELCOME



# FLOOR PLAN

## First floor apartment

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 sq. feet)

### DISCLAIMER SUMMARY: PROPERTY INFORMATION

Our sales particulars are a general guide to the property and are for descriptive purposes only, and may not entirely be accurate. For specific details, please contact us, especially if you are traveling a long distance to view the property. Measurements provided are for guidance only, and we recommend commissioning your own surveys. These particulars are issued in good faith but do not form part of any offer or contract. Potential buyers must verify all information independently. Neither LaDel-fa Estates Limited nor its employees or agents provide any representation or warranty regarding the property.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score.

The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer';

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.