



Ideal LOCATION
For Investment

Attention Investors! Great Annual Return

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

OFFERS OVER

£85000



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.



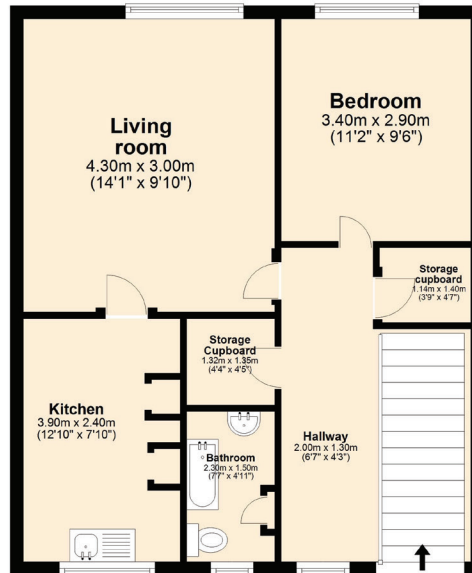
WELCOME
WELCOME
WELCOME



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