

1b Cestrian Street

MS10913



**CONNAH'S
QUAY**

£95,000

NO CHAIN

1b Cestrian Street, Connah's Quay, DEESIDE. CH5 4EF
£95,000 **NO CHAIN** MS10913



DESCRIPTION: If you are looking for a first home this could be the one for you. A two bedroom first floor flat with allocated parking which briefly comprises: entrance hall and landing, lounge, fitted kitchen, two bedrooms and a generous size bathroom. Gas heating and double glazing. The lease is 999 years from 1 December 1993 (so circa 979 years left). Ground rent is £100pa. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through Shotton Office
33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay, after passing the Custom House pub turn right by the church into Wesley Street and first right into Cestrian Street where the property will be seen on the right hand side.

LOCATION: Situated in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL AND LANDING Radiator and loft access.

LOUNGE: 13' 5" x 10' 9" (4.09m x 3.28m) Radiator and two double glazed windows.



KITCHEN: 10' 6"(max) x 9' (3.2m x 2.74m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Wall mounted gas boiler.



BEDROOM 1: 12' 2" x 9' 1" (3.71m x 2.77m) Radiator and double glazed window.



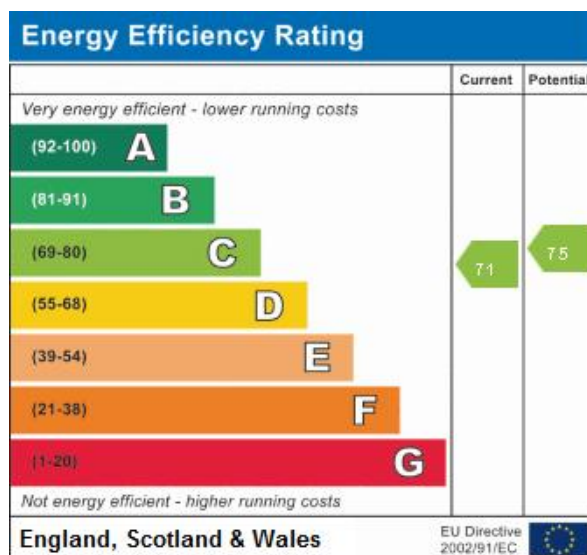
BEDROOM 2: 9' 4" x 8' 9" (2.84m x 2.67m) Radiator and double glazed window.



BATHROOM: 9' 1" x 5' 3" (2.77m x 1.6m) Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: 1 Allocated parking space



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.