

High Street, Connah's Quay, Deeside. CH5 4DF
£97,500 NO CHAIN MS11294



DESCRIPTION: If you are looking for a stunning first home this could be the one for you. Set in an attractive period building is this first floor apartment which has been fully refurbished to a high standard. A bright and airy apartment which briefly comprises: entrance porch, entrance hall, spacious and beautifully presented lounge with a bay window, new comprehensively fitted modern kitchen with brand new appliances, Double bedroom and a new and highly appointed fitted shower room with a water fall tap. Gas heating and double glazing, New carpets and floor coverings. Most lights are LED daylight. Viewing recommended to appreciate the quality and finish of this property. Leasehold. lease dated 1991 for 999 years with a ground rent of £25.00 per year

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 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay, Continue through the Wepre Drive traffic lights and continue passing the shopping parade on the left and the property will be seen after a short distance on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

LOCATION: Situated in an established location being convenient for the local Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE PORCH Double glazed front door and door to:-

ENTRANCE: Stairs to the first floor with new carpets arriving at the landing area with radiator. This is a spacious area on two levels.



LOUNGE: 15' x 14' 9" (4.57m x 4.5m) Radiator and double glazed bay window. laminate floor. An ideal relaxing place which is flooded with light.



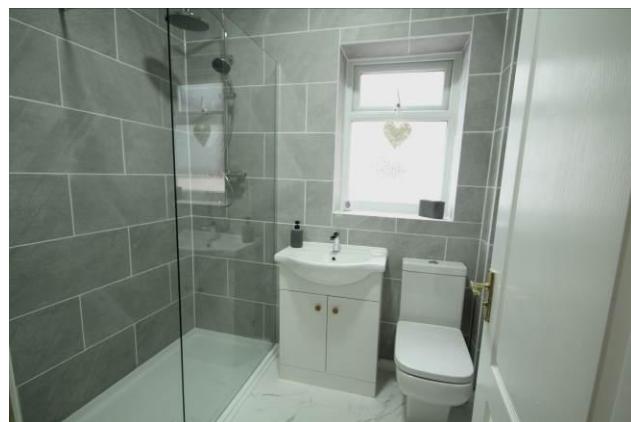
KITCHEN: 9' 6" x 9' 1" (2.9m x 2.77m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and a gas hob with extractor over which has a carbon filter and LED light. Space for a fridge freezer. Wall mounted gas boiler. Modern tiling and a laminate floor.



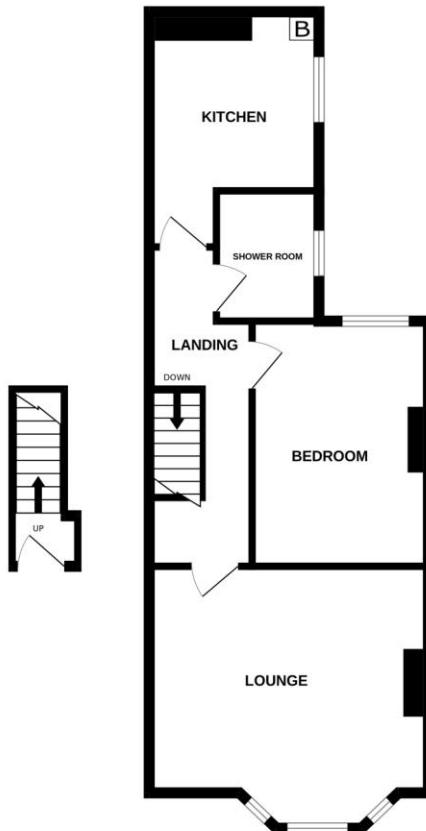
BEDROOM 1: 13' x 9' 4" (3.96m x 2.84m) Radiator and double glazed window. Loft access. Laminate floor.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit, with a water fall tap, large walk in shower with screen, two shower heads. Complimentary modern tiling.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained, the measurements of these windows, doors and rooms are approximate. No guarantee is given for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metropix 62025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



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.

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.