

Alexandra Street, Shotton, Deeside, flintshire, CH5 1DL  
£80,000 MS11308



**DESCRIPTION:** Convenient for public transport and shops is this one bedroom ground floor Leasehold flat with a 999 year lease. The accommodation briefly comprises:- fitted kitchen with built in oven and hob, bright and airy lounge, one bedroom and wet room with floor shower. Gas heating and double glazing. Enclosed yard.

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**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

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**DIRECTIONS:** Proceed into King Edward Street across the road from our office and follow the road to the right and at the junction turn left into Alexandra Street and continue to the end where the property will be seen on the left hand side.



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**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 residential area being convenient for local shopping facilities and public transport.

**HEATING:** Gas heating with radiators.

**LOUNGE:** 13' 7" x 9' 4" (4.14m x 2.84m) Radiator, Double glazed window and door. laminate floor..



**KITCHEN:** 15' 3" x 7' 2" (4.65m x 2.18m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half 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. Laminate floor.



INNER HALL Loft access and laminate floor.

BEDROOM 1: 11' 9" x 11' 7" (3.58m x 3.53m) Radiator and double glazed window and door.. Laminate floor



WET ROOM Heated towel rail, double glazed window, w.c., wash hand basin and floor shower. Complimentary tiling.



OUTSIDE: Small enclosed yard with brickwork wall and gate. Small low maintenance area to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

**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