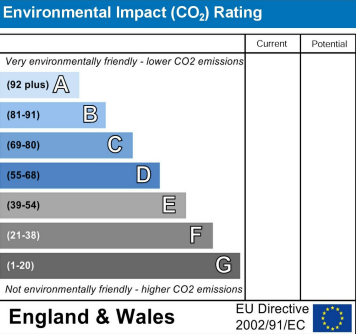
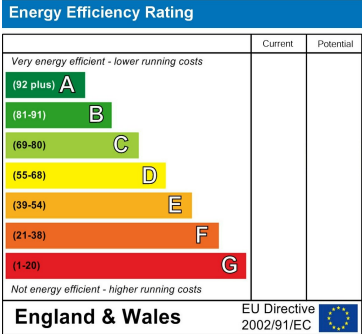
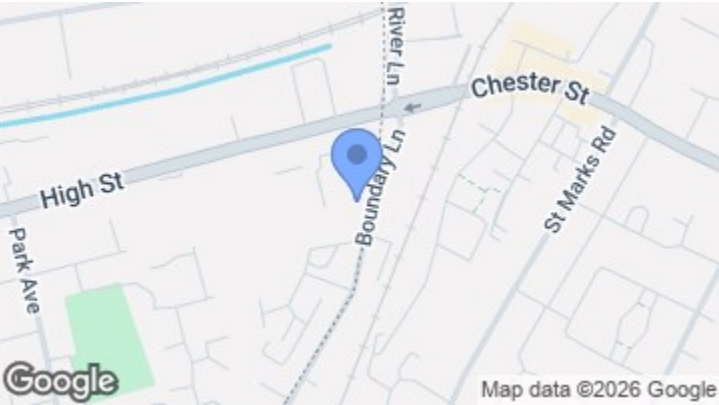
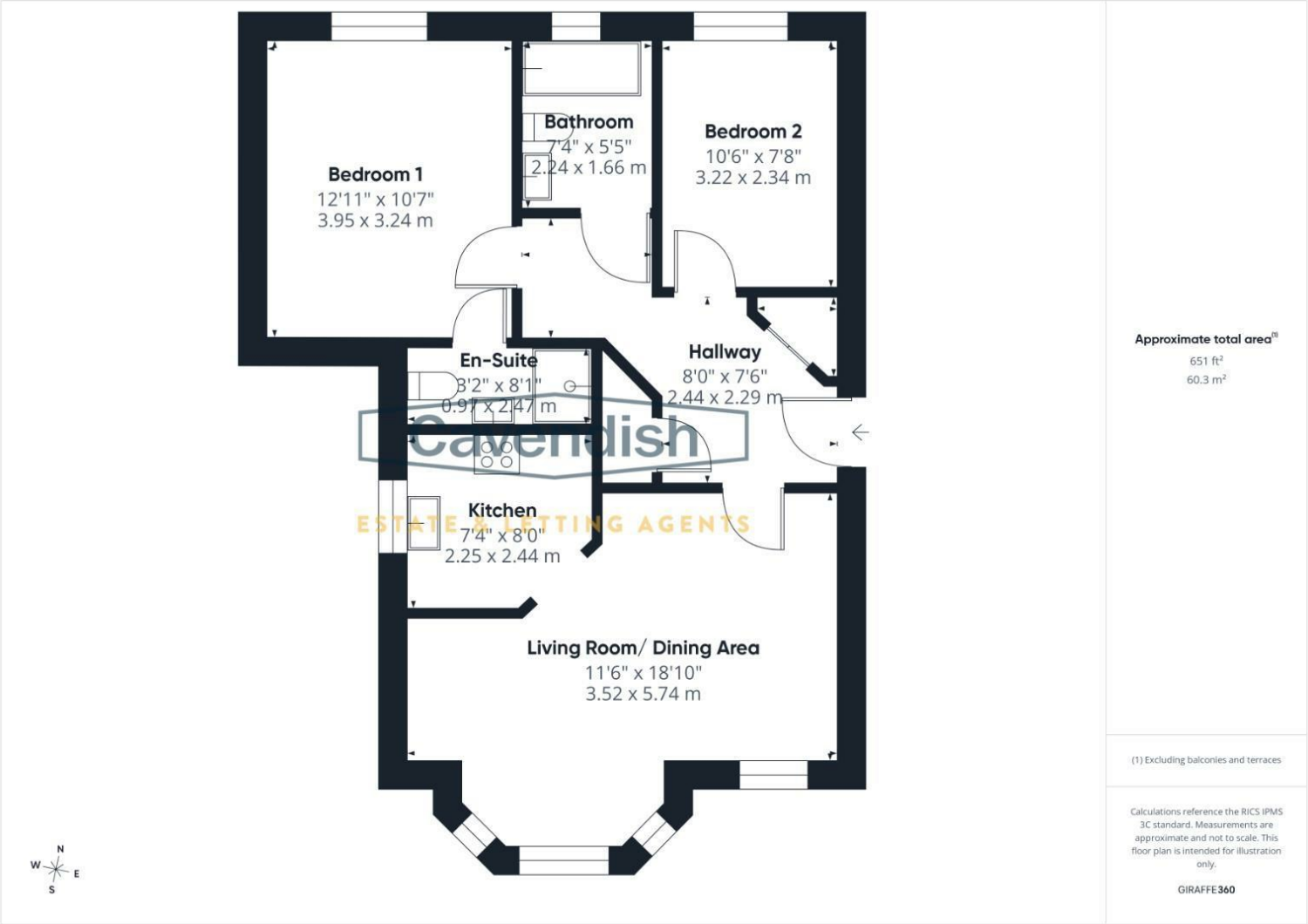




Cavendish

ESTATE AGENTS

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35 Rhuddlan Court

Saltney, Chester,
CH48NH

Price
£150,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

FIRST FLOOR APARTMENT | TWO BEDROOMS | NO ONWARD CHAIN

A well-presented two-bedroom first floor apartment forming part of the popular Rhuddlan Court development, conveniently positioned just off Boundary Lane. The property enjoys an excellent location, close to a wide range of local amenities in Saltney and within easy reach of Chester city centre.

The accommodation briefly comprises a welcoming entrance hallway with a useful built-in coat cupboard and a separate linen cupboard with slatted shelving. The spacious living/dining room features a bay-style window, creating a bright and inviting living space, with an archway providing access to the fitted kitchen.

The property offers a principal bedroom with en-suite shower room, a further second bedroom and a separate family bathroom.

Further benefits include UPVC double glazing, gas central heating and an intercom entry system.

Externally, Rhuddlan Court is set within well-maintained communal gardens, with the property benefiting from an allocated parking space, together with additional visitor parking.

An excellent opportunity for a first-time buyer, investor or those looking for a conveniently located home, the property is offered for sale with NO ONWARD CHAIN.

LOCATION

The property forms part of a small development along Boundary Lane in an area conveniently situated close to local shops in Saltney, including a Morrison's supermarket and Asda, schools for all ages in the immediate vicinity and frequent bus services to Chester, Broughton and Mold. The Broughton Retail Park is also close by, with a wide range of shops and Tesco superstore, and Airbus is about a mile away. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

THE ACCOMMODATION
COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance door with intercom entry system, letterboxes, communal lighting, and staircase to the first floor.

First Floor: Door with security peephole to the apartment.

ENTRANCE HALLWAY



Coved ceiling, electrical consumer unit, smoke alarm, ceiling light point, single radiator, access to

loft space, telephone intercom entry system, built-in linen cupboard with slatted shelving, and built-in cupboard with bi-folding door with hanging for coats. Doors to the living room/dining area, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING AREA

5.74m max x 3.53m max (18'10" max x 11'7" max)



Three UPVC double glazed windows overlooking the front forming a bay, additional UPVC double glazed window to front, coved ceiling and two double radiators. Archway opening to the kitchen.

KITCHEN

2.44m max x 2.24m max (8' max x 7'4" max)



Fitted with a range of base and wall level units incorporating drawers, cupboards and shelving with laminated granite effect worktops. Inset single bowl stainless steel sink unit with separate drainer and mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Space for tall fridge/freezer, plumbing and space for washing machine, wall mounted Ideal Logic Max Combi 24 combination condensing gas fired central heating boiler. digital thermostatic central heating and hot water controls, recessed ceiling spotlights, vinyl wood effect flooring, and UPVC double glazed window to side.

BEDROOM ONE

3.96m x 3.23m (13' x 10'7")



UPVC double glazed window to rear, ceiling light point, and single radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.44m x 0.94m (8' x 3'1")



White suite comprising: tiled shower enclosure with Triton Combi HP shower and folding glazed door; pedestal wash hand basin with tiled splashback; and low level dual-flush WC. Fitted wall mirror, glass shelf, single radiator with thermostat, vinyl slate effect flooring, extractor, and ceiling light point.

BEDROOM TWO

3.25m x 2.36m (10'8" x 7'9")



UPVC double glazed window to rear, ceiling light point, and single radiator with thermostat.

BATHROOM

2.24m x 1.63m (7'4" x 5'4")



White suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen, low level dual flush WC and pedestal wash hand basin. Part tiled walls, electric shaver point, fitted wall mirror and glass shelf. Vinyl slate effect flooring, single radiator with thermostat, ceiling light point, extractor, UPVC double glazed window with obscured glass.

OUTSIDE

The property is set within communal maintained grounds. External gas meter cupboard. Allocated parking space and further visitor parking available.

DIRECTIONS

From the agent's Chester office proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit into Hough Green. Follow Hough Green, through the traffic lights, into Saltney, continuing past the Parish of St Mark's Church and under the bridge. At the

traffic lights turn left into Boundary Lane and then after a short distance turn right into Rhuddlan Court. The property forms part of the block of apartments on the right hand side.

TENURE

* Tenure - Leasehold. Term : 999 years from 1st June 2002. Purchaser's should verify this information via their solicitor.
* Service charge - the service charge from the 1st January 2026 to 31st December 2026 was £1258.00.
* Ground Rent - understood to be £125 (1st June 2026 to 31st May 2027).
* Boundary Court (Saltney) MCL is managed by Estates Property Management email: enquiries@estatespm.co.uk

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is on a water meter.

*ANTI MONEY LAUNDERING
REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW