

Victoria House, 10 Victoria Road, Shotton, Deeside, CH5 1ES
NO CHAIN £85,000 MS11377



DESCRIPTION: If you are a first time buyer wanting to get a foot hold on the property market ladder this could be the one for you. A one bedroom first floor flat which offers bright and airy accommodation briefly comprising:- spacious lounge/diner, fitted kitchen, one bedroom and spacious bathroom with white suite and complementary tiling. Recently decorated throughout and new carpets. Ready to move into. 125 year lease started in 2006 so has 105 years remaining. Service charge £607.61 per annum. Annual ground rent £100.00

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 through the pedestrian crossing lights and take the next left after the Motorcycle shop into Victoria Road where the property will be seen 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 residential area being convenient for local shopping facilities and public transport.

HEATING: Electric panel heaters.

COMMUNAL ENTRANCE Spacious entrance with speak and enter system and stairs to the first floor.

LOUNGE: 14' 10" x 13' (4.52m x 3.96m) Electric panel heater and double glazed window.



KITCHEN: 9' x 8' 10" (2.74m x 2.69m) 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 hob. Complimentary tiling to the splash back area and tiled floors.



INNER HALL Large built in storage/wardrobe space and airing cupboard providing additional storage.

BEDROOM 1: 11' x 8' (3.35m x 2.44m) Electric panel heater and double glazed window.



BATHROOM: Wash hand basin, w.c. and panelled bath with shower over. Complimentary modern tiling.



OUTSIDE: Rear courtyard/bins store shared with the flat below.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.

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