



For Sale £125,000 Leasehold



- Ground Floor Flat
- Two Bedrooms
- Well Proportioned Living
- IDEAL FIRST TIME BUYER HOME
- Electric Heating

- EXCELLENT INVESTMENT BUY T
- Fitted Kitchen
- Fitted Bathroom
- Conveniently Located For City Centre
- NO CHAIN INVOLVED

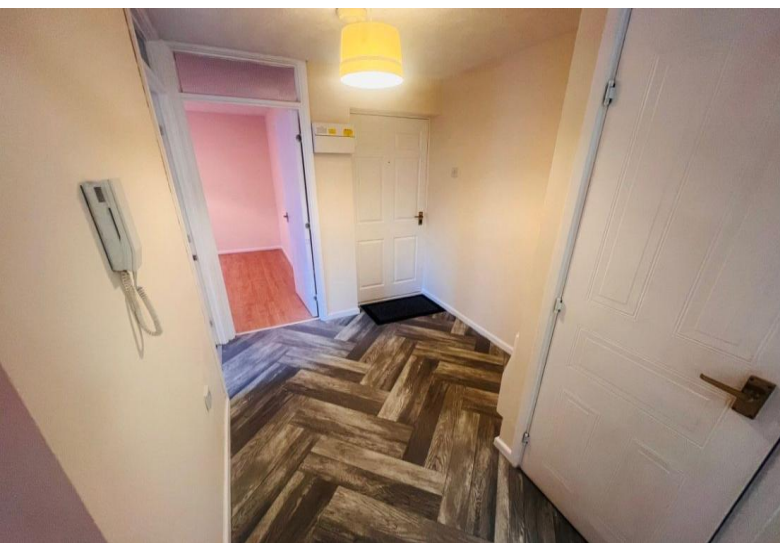
**Haydock Close
Chester, CH1 4QB**

Property Description

Attention all Investors and First time buyers or a potential client searching for that easy to maintain ground floor flat, this is an ideal opportunity to acquire this two bedroom residence with NO ONWARD CHAIN INVOLVED offering the full benefits of electric heating, fitted modern style kitchen with a selection of eye level and base fitted units, modern three piece bathroom suite with fitted shower over and shower screen, generous sized lounge for a property of this type with laminated wood effect flooring, double glazing throughout, communal gardens and there is allocated parking for one vehicle. **EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

Location

Ideally located for easy access to the Greyhound Retail Park which offers a good selection of shops, Tesco supermarket, Leisure clubs. The property is also conveniently situated for easy access to the popular Chester Racecourse and the historical City of Chester offering numerous restaurants, wine bars, designer shops etc and is good for the busy commuter with easy access to all the major Towns and Cities.



Communal Entrance Hallway

front door leading into communal entrance with secure letter boxes, further internal security door which leads to the front door of this ground floor flat.

Entrance Hall

Timber door leading into reception hallway with vinyl floor covering, built in cupboard housing hot water cylinder, electric wall heater, telephone intercom system.

Lounge : 14.90' x 9.51' (4.54m x 2.90m)

Double glazed windows to the side and rear elevation, laminated wood effect flooring, electric wall heater, television aerial point.

Kitchen : 8.69' x 5.18' (2.65m x 1.58m)

Fitted modern style kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with mixer swan style tap, electric cooker point with extractor hood above, plumbing for washing machine, brick effect part tiling to walls, coving to ceiling, double glazed window to the side elevation.

Bedroom 1 : 11.02' x 9.81' (3.36m x 2.99m)

Double glazed window to the rear elevation, electric wall heater, laminated wood effect flooring.

Bedroom 2 : 9.94' x 7.78' (3.03m x 2.37m)

Double glazed window to the rear elevation, electric wall heater.

Bathroom

White fitted bathroom suite comprising of panelled bath with lever tap and fitted Mira Jump shower over with shower screen, vanity wash hand basin with lever tap, low level w.c with top flush, extractor fan.

Externally

The apartment block stands within well maintained gardens with the flat offering one allocated parking space and there is a pathway which leads to the front communal entrance door.

Lease Information

My client has informed us the only charge which is paid monthly is the management fee of £85 per month which is managed by Fords Residential Management Company and the communal areas are cleaned and maintained with the lease being 125 years from the 1st June 1989.

Thinking Of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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