

6 Rosehill Court

MS11442



**CONNAH'S
QUAY**

Offers in Excess of

£55,000

NO CHAIN

6 Rosehill Court, Mold Road, Connah's Quay, DEESIDE, CH5 4NL
Offers in Excess of £55,000 **NO CHAIN** MS11442



DESCRIPTION: If your looking for a project this could be the one for you. A one bedroom first floor flat which requires complete refurbishment and comprises, entrance hall and landing, lounge, kitchen, one bedroom and bathroom.

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 after passing the shopping parade on the left take the second left into Mold Road and take the next left into Rosehill Court where the property will be seen on the left.

LOCATION: Situated in a popular residential location being convenient for the Shopping Precinct, primary and secondary schools.

HEATING: Gas boiler with radiators. (Not checked as working)

LOUNGE: 15' 10" x 9' (4.83m x 2.74m)



KITCHEN: 9' x 7' 1" (2.74m x 2.16m)



BEDROOM 1: 9' x 8' (2.74m x 2.44m)



BATHROOM:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

1. 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.