

Bowlers Court, Mostyn Street, Shotton, Deeside, CH5 1TW
£64,950 **NO CHAIN** MS10764



DESCRIPTION: An ideal opportunity for the investor to acquire a one bedroom ground floor leasehold flat which is in need of updating but offers good rental yield potential. The accommodation briefly comprises:- lounge, kitchen one bedroom and bathroom. Double glazing and night storage heaters. Communal parking. LEASEHOLD Council tax band: A The remainder of a 999 year lease which started in 2003 with Service charge £851.74 pa includes ground rent. Off road parking available

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 right out of our Shotton Office and immediately right into King George Street, after passing the school turn right into Mostyn Street where and turn first left into Bowlers Court.



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: Night storage heaters.

LOUNGE: 17' 8" x 11' 4" (5.38m x 3.45m) Double glazed window and two night storage heaters.



KITCHEN: 7' 6" x 7' 1" (max) 4' 4" (min)(2.29m x 2.16m) Double glazed window and night storage heater. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Electric oven and hob.



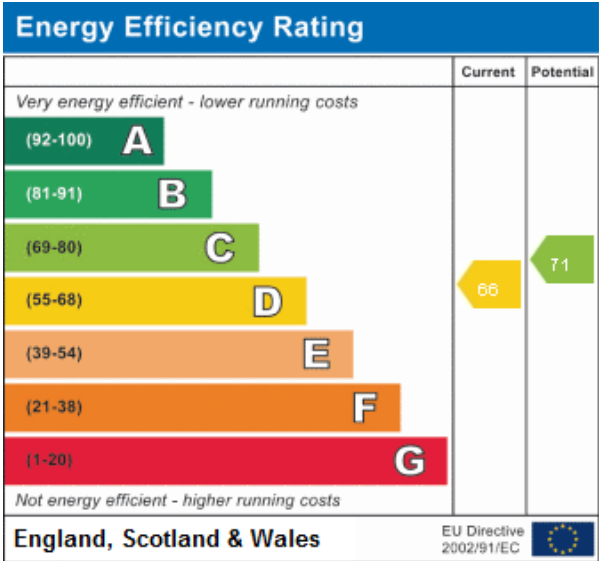
BEDROOM 1: 11' 3" x 8' 9" (3.43m x 2.67m) Double glazed window and night storage heater.



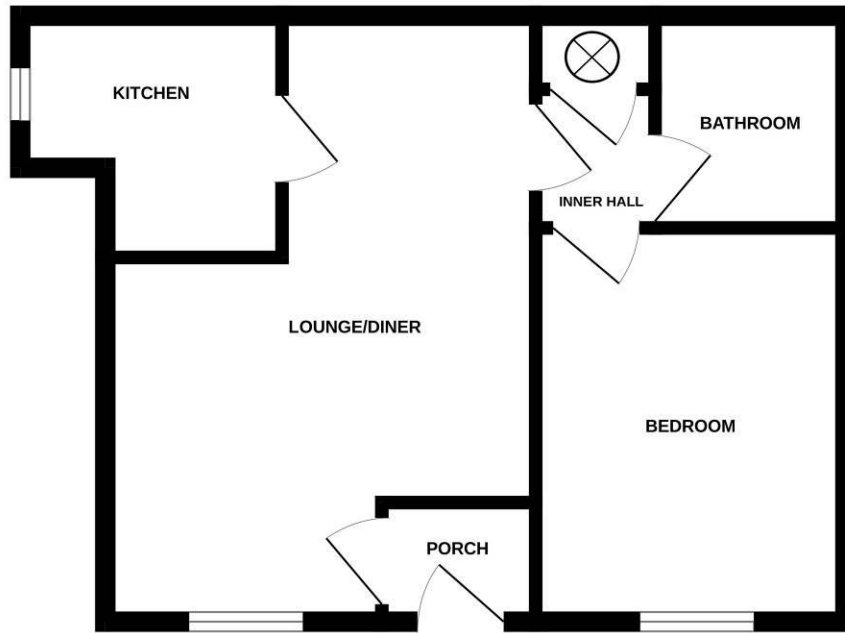
BATHROOM: Double glazed window and night storage heater. Wash hand basin, w.c., and panelled bath with shower over.



OUTSIDE: Communal parking.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.