

Gerddi Mair, Wellington Street, Shotton, Deeside, CH5 1BF
£67,000 MS10786



DESCRIPTION: Excellent accommodation for a first time buyer in a convenient location is on offer with this first floor leasehold apartment. Speak and enter access system to the communal entrance and door to the entrance hall, lounge, fitted kitchen with appliances, bedroom with fitted bedroom furniture and shower room. Gas heating and double glazing. Parking for one car. This year's fees are £1150. There is also an insurance charge of £320 and Ground rent of £250. Total fees for this property now are £1720

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 the Shotton office and continue under the railway bridge and turn right into Wellington Street and first right into Gerddi Mair 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



ENTRANCE HALL: Radiator, meter/ storage cupboard and loft access.

LOUNGE: 12' x 9' 6" (3.66m x 2.9m) Radiator and double glazed window.



KITCHEN: 7' 9" x 6' (2.36m x 1.83m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Wall mounted gas boiler in a wall unit.



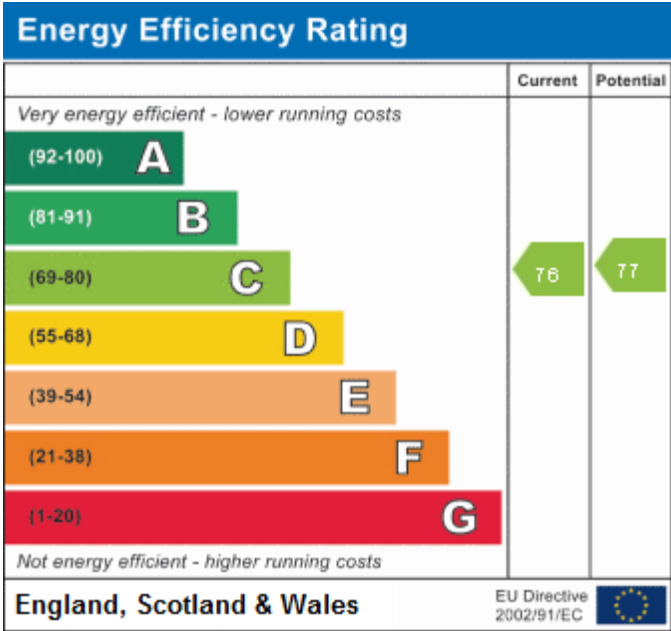
BEDROOM 1: 8' 2" x 7' 6" (2.49m x 2.29m) Radiator and double glazed window. Fitted bedroom furniture including wardrobes and storage.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle.



OUTSIDE: Parking for one car.



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.