

CHANGING HOME



Cwrt Y Terfyn | Saltney | Chester | CH4 8QL

£145,000

An exceptionally well appointed two bedroom top floor apartment. Recently decorated throughout & with new carpets.

Hall, open plan living/dining/kitchen, 2 double bedrooms and superb newly fitted bathroom. Gas central heating, UPVC double glazed, allocated parking and visitor parking. Ideal for investors or first time buyers. NO ONWARD CHAIN

Property Description

LOCATION

The apartment forms part of a modern and very popular development just off Boundary Lane and close to Saltney High Street. Access to Chester Business Park, Airbus, Broughton retail Park the main A55 are simple. Chester City Centre is a short drive away and is well served by public transport. There are Asda and Morrison's within walking distance together with other local shops.

LEASE DETAILS

We understand that the property is held on the residue of a 999 year lease from 1st June 2007. We understand the service charge is £1,141pa & ground rent £150 pa. The management company of the apartments are Trinity Estates.

HALL

With a large built in cloaks cupboard, loft access, newly fitted carpet and a radiator.

KITCHEN/LOUNGE/DINER

A superb main room flooded with light and with sunny aspect. The room has a large bay with UPVC double door with venetian blinds leading to a Juliette balcony. There is a further UPVC double glazed window allowing more natural light to pass through. There are a range of fitted floor and wall units with stainless steel sink unit. 4 ring gas hob with stainless steel extractor hood over and integral oven and grill. Partly tiled walls, integral washer/dryer and fridge. Vinyl flooring in the kitchen area and newly fitted carpet in living/dining area. Wall mounted Worcester combi boiler within a wall unit. Spotlights.

BEDROOM ONE

With UPVC double glazed window. Radiator. Newly fitted carpet, venetian blinds and further integrated blackout blinds.

BEDROOM TWO

With UPVC double glazed window. Radiator. New carpet, venetian blinds and further integrated blackout blinds.

BATHROOM

Newly fitted stylish bathroom suite. Fully tiled walls, W/C, wash hand basin, heated towel rail and walk in shower.

PARKING

The apartment has an allocated parking space and ample visitors spaces available



NO ONWARD CHAIN

The apartment has the huge benefit of having no onward chain. The owners of the property having lived in the property the condition is excellent and ready to move into immediately.





Tenure

Leasehold

Council Tax Band

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements