

# CHANGING HOME



**14 Ennerdale Road | Newton | Chester | CH2 2PY**

**£110,000**

A ONE bedroom ground floor apartment located in the popular suburb of Newton. Porch with storage cupboard housing a combi-boiler fitted in 2020, hall, bedroom, living room (could be used as a guest room), kitchen and bathroom. There is a garden to the front of the apartment. NO ONWARD CHAIN. Ideal for a first time buyer or an investor.

## Property Description

### LOCATION

The property is set within the well established and popular area of Newton which is towards the north eastern side of the City. Local shops are within a short walk and access to the main road network is simple. The City Centre is well served by public transport and is a short drive away. Schools for all ages are also within a short walk.

### LEASEHOLD INFORMATION

We understand the charges are as follows: £107.53 service charge + £0.83 ground rent = £108.36 per month

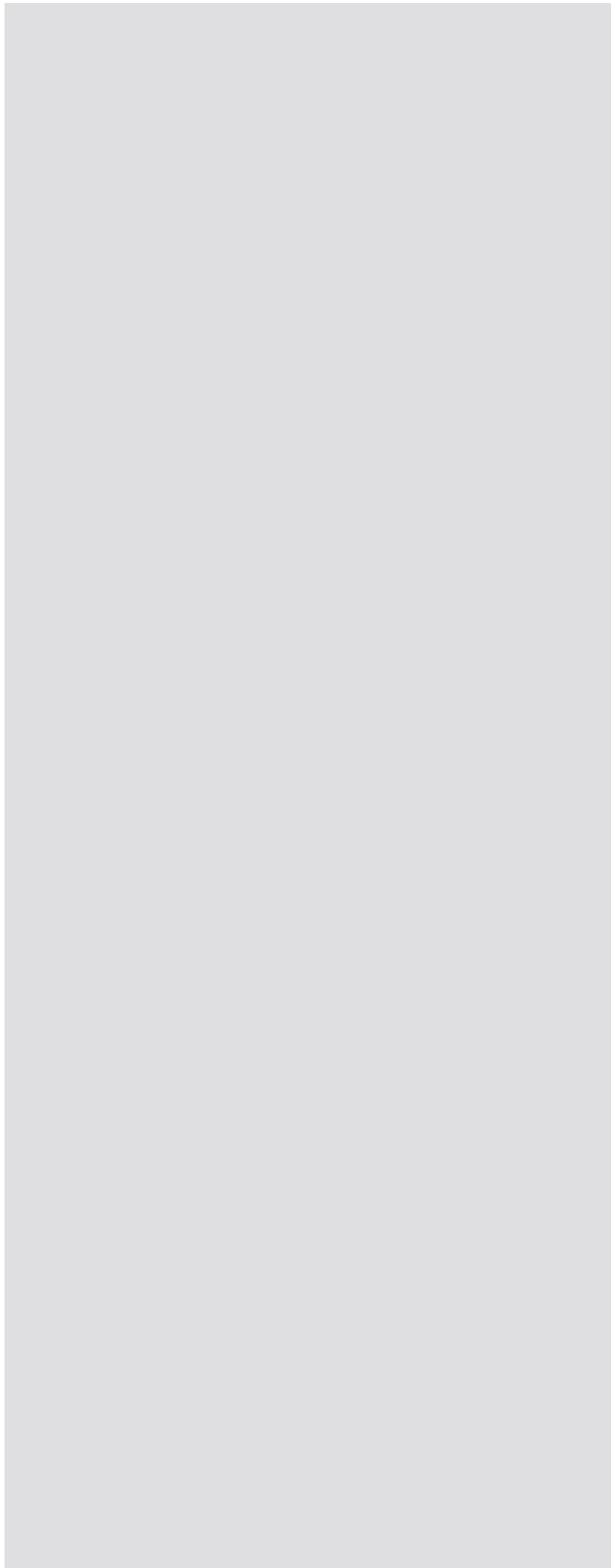
### TENANCY INFORMATION

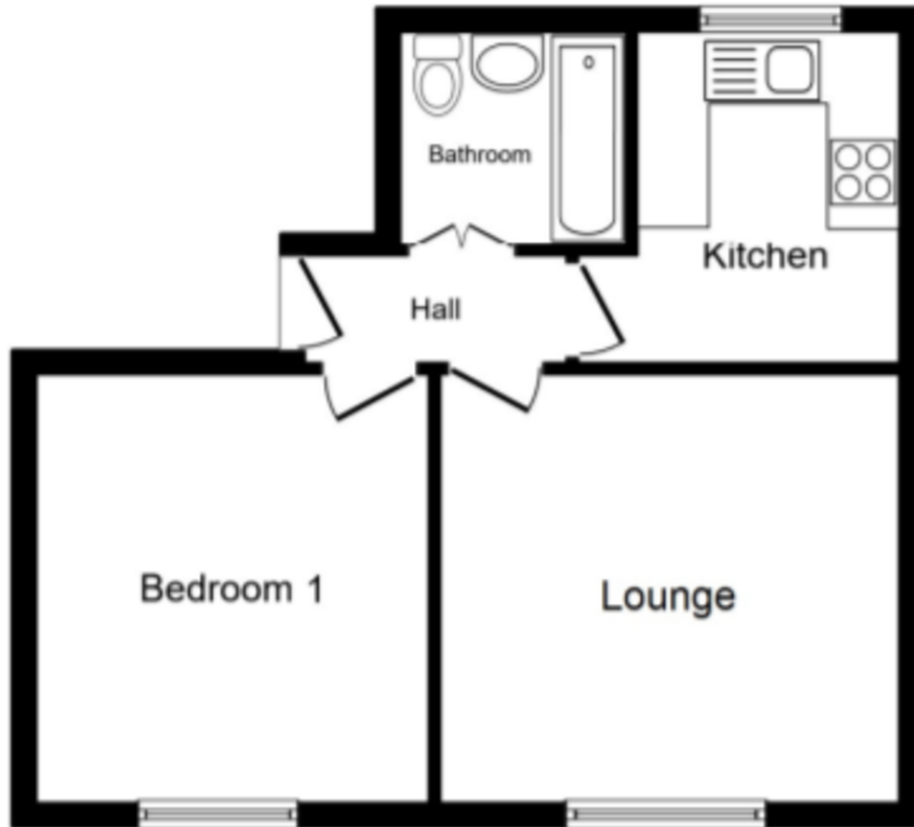
Currently there is a professional couple living in the flat, paying £700pcm, they're on a 6 month tenancy, 26th October 2023 to 25th April 2024 and periodic thereafter. The property can be bought as an investment with the current tenants in or with vacant possession

### GAS & ELECTRIC INFORMATION

The property underwent a full rewire in 2021 and had a replacement combi-boiler fitted in 2020.







## 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

40 Lower Bridge Street  
 Chester  
 Cheshire  
 CH1 1RS

www.changing-home.co.uk  
 jeremy@changing-home.co.uk  
 01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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