

# CHANGING HOME



17 Ty Beaumaris | Cwrt Y Terfyn | Saltney | CH4 8QJ

£168,500

A superbly appointed top floor apartment with TWO large double bedrooms. Hall, modern open plan living/dining/kitchen area, two double bedrooms and bathroom. Gas central heating, UPVC double glazed, allocated and visitor parking. IDEAL FOR INVESTORS OR FIRST TIME BUYERS.

## 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

The property is held on a lease with in excess of 981 years to run. The service charge is we understand is £122.48 pm per month and the ground rent £150 per annum.

### HALLWAY

3' 10" x 12' 11" (1.17m x 3.94m) With loft access to a fully boarded loft area ideal for storage, intercom, radiator and hive control.

### LIVING/DINING/KITCHEN

19' 1" x 14' 6" (5.82m x 4.44m) A spacious multi purpose room with a superb recently fitted kitchen with Zanussi appliances. The kitchen has an extensive range of fitted floor and wall units to provide much storage. Stainless steel sink. 4 ring gas hob with stainless steel extractor above and oven below. Wall mounted Worcester comb-boiler in the corner cupboard, Integral washing machine and dryer. UPVC double glazed double doors onto a Juliette balcony. 2 radiators, wood effect laminate floor and coved ceiling.

### BEDROOM ONE

10' 9" x 13' 9" (3.29m x 4.21m) With UPVC double glazed window, radiator and large built in timber wardrobes.

### BEDROOM TWO

10' 7" x 9' 8" (3.25m x 2.95m) With UPVC double glazed window, radiator, laminate flooring and Japanese style sliding wardrobes.

### BATHROOM

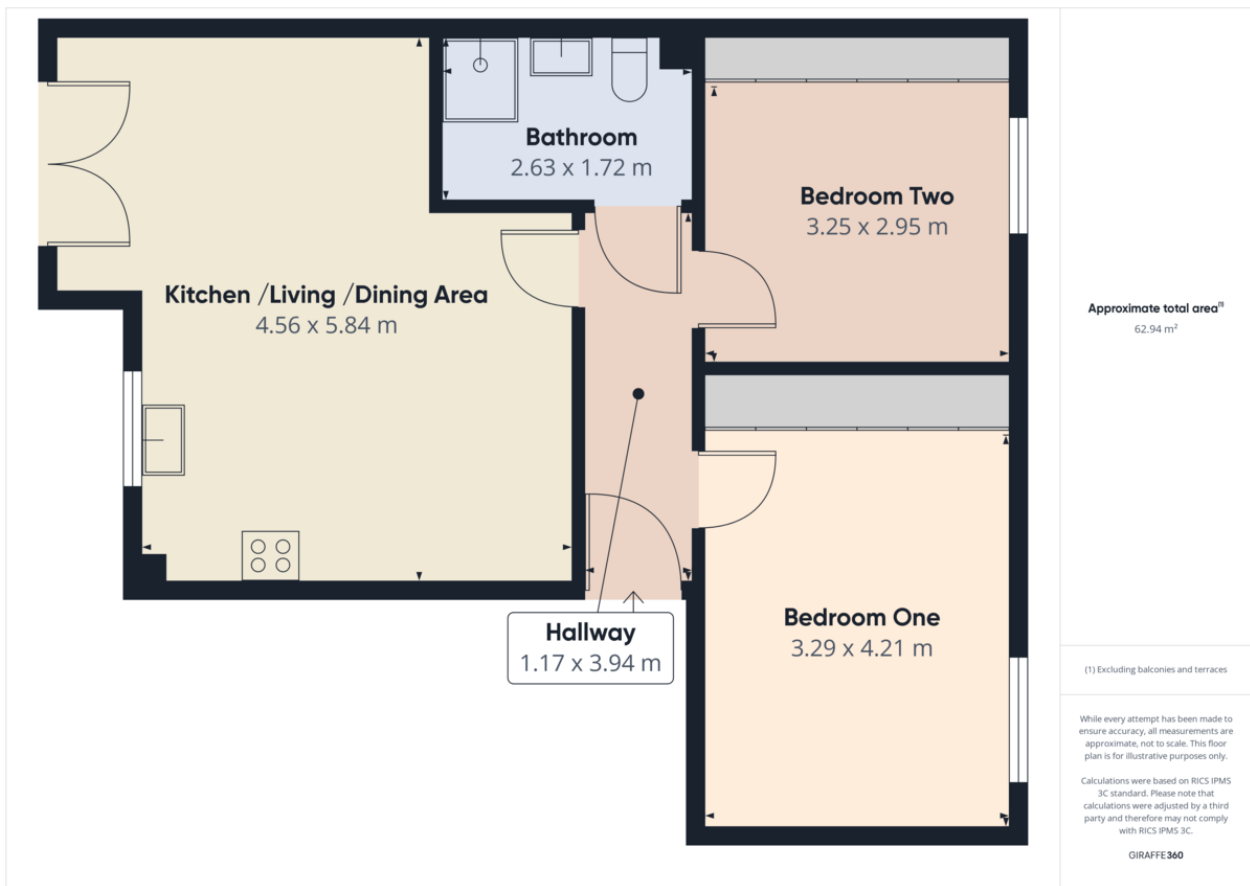
8' 7" x 5' 7" (2.63m x 1.72m) With a white suite of a WC, wash hand basin and shower cubide. Partly tiled, radiator, shaver socket, electric mirror and extractor.

### PARKING

The apartment has an allocated parking space and also ample visitor spaces.







## Tenure

Leasehold

## Council Tax Band

C

## 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+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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 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