



Ty Beaumaris Cwrt Y Terfyn, Saltney

£150,000

TWO DOUBLE BEDROOMS • POPULAR DEVELOPMENT • ALLOCATED AND VISITOR PARKING • GAS CENTRAL HEATING • SOLD WITH NO ONWARD CHAIN • WELL PRESENTED THROUGHOUT

Well presented 2 bed flat with no onward chain, spacious living area, modern kitchen, allocated parking, gas central heating, and excellent transport links. Ideal for first time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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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.

Hallway

3' 11" x 13' 0" (1.20m x 3.96m)

With storage cupboard, intercom and radiator.

Kitchen/Dining/Living Room

14' 9" x 19' 2" (4.50m x 5.84m)

A very large open plan multi purpose room with ample space for living and dining. The kitchen has a range of fitted floor and wall units. Stainless steel sink unit. 4 ring gas hob with oven below and stainless steel extractor hood over. Space for a fridge and washing machine. Coved ceiling and spotlights. Juliette balcony with UPVC double glazed double doors and full length windows.

Bedroom One

10' 7" x 9' 3" (3.23m x 2.83m)

With radiator and UPVC double glazed window.

Bedroom Two

10' 6" x 9' 4" (3.21m x 2.85m)

With radiator and UPVC double glazed window.

Bathroom

8' 8" x 5' 9" (2.65m x 1.75m)

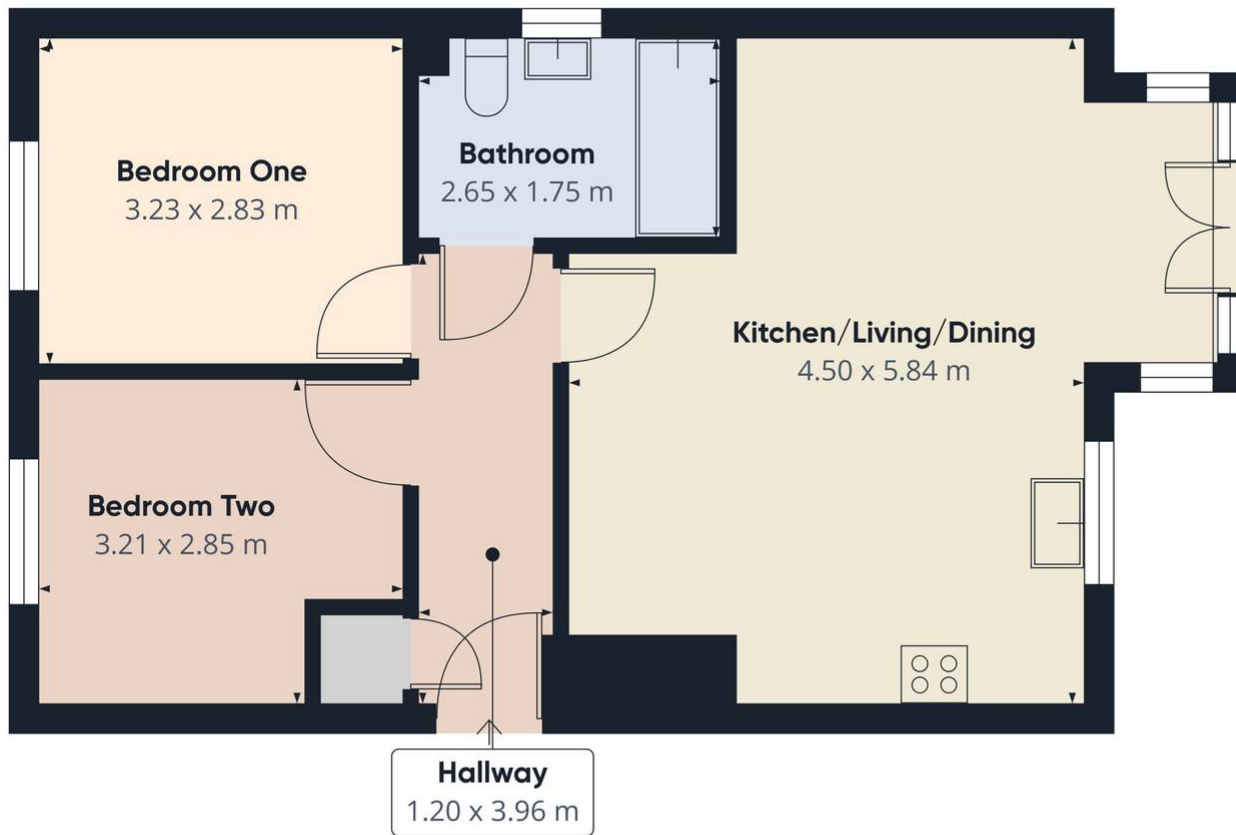
With a white suite of a WC, wash hand basin and panelled bath with shower and shower screen. Partly tiled walls, frosted UPVC double glazed window, extractor fan and radiator.

Parking

There is an allocated space and use of visitor spaces.

Lease Information

We understand the apartment is held on the residue of a 999 year lease. The service charge is £960 per annum and the ground rent £150 per annum.



Approximate total area⁽¹⁾
53.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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