



Victoria Road
Shotton
Deeside
Flintshire
CH5

Offers In Excess Of £75,000

bettermove

Victoria Road Deeside

Bettermove are proud to present this 1 bedroom flat in Shotton, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout.

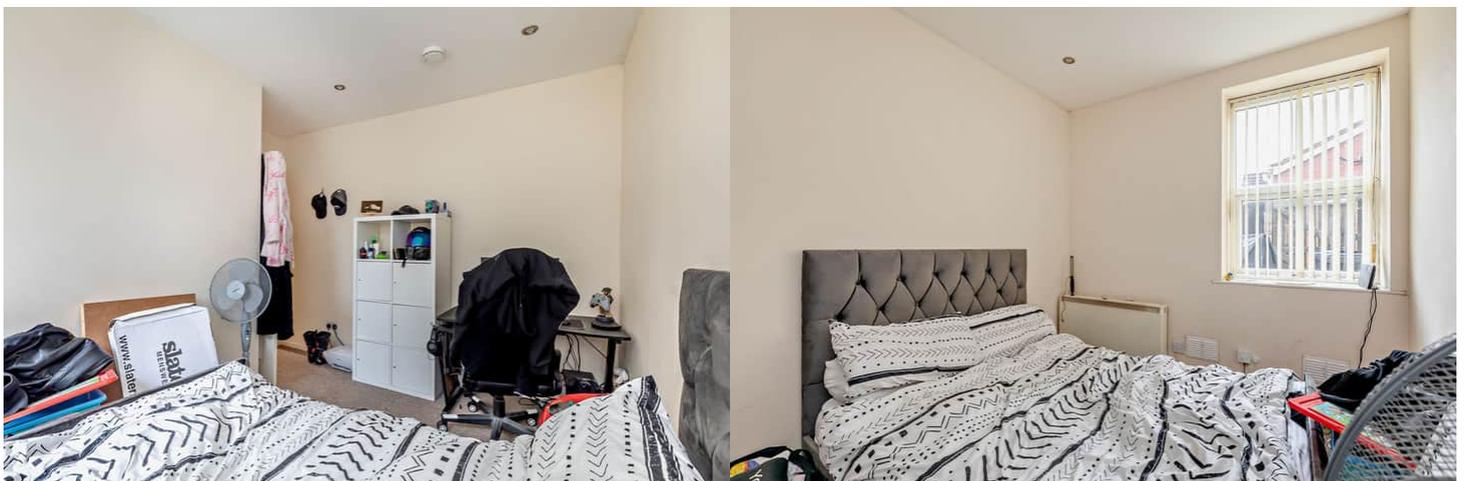
The council tax band is A.

This is a leasehold property with 105 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £54.00 per month.

The interior of this beautifully presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. Outside, the property boasts a private rear courtyard, perfect for enjoying the summer months.

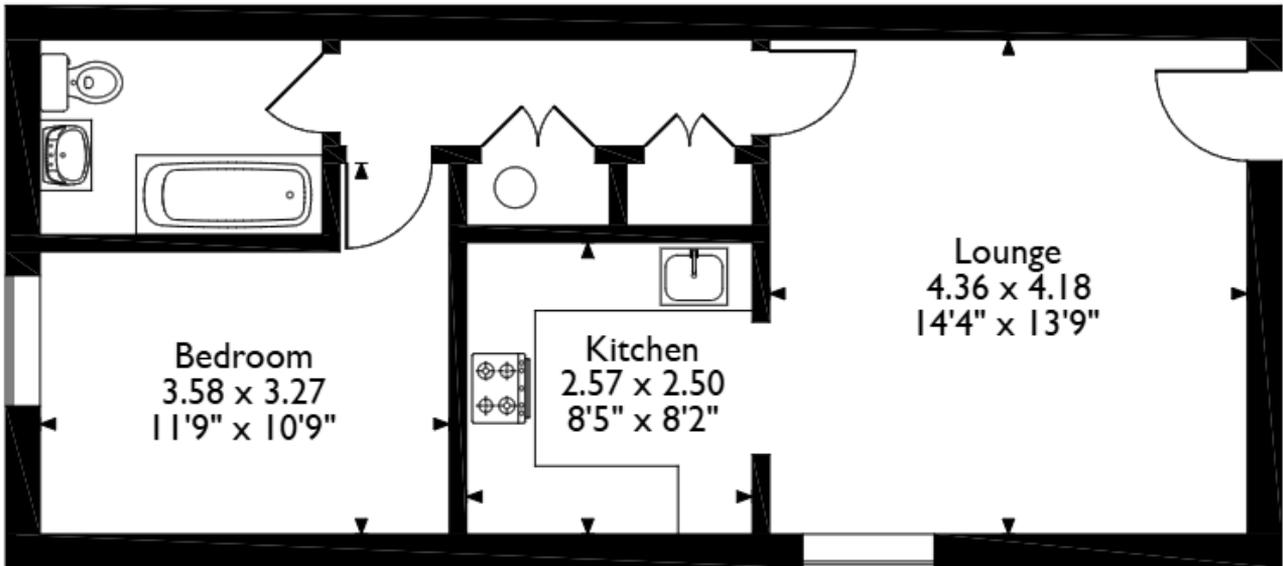
Located in the popular town of Shotton, Deeside, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Shotton Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Victoria Road, Shotton, Deeside

Approximate Gross Internal Area 46 Sq M/495 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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