

# Ground Floor Apartment at Maes Deri, Ewloe, CH5 3XB

**Grow**  
SALES + LETTINGS

## Offers in the Region of £90,000

- Buy to Let Investment
- Tenant in Place with 8% ROI
- Easy Access to Chester and North Wales
- 1 Bedroom Ground Floor Apartment
- Service Charge includes Gas, Electric and Water Rates
- Allocated Off Road Parking Space
- Communal Gardens
- Adjacent to A55 / A494 Road Networks



Introducing a fantastic investment opportunity at Maes Deri, Ewloe! This delightful 1 bedroom ground floor flat is currently tenanted, generating an impressive annual income of £7,200 and offering a solid 8% return on investment.

This charming property boasts a convenient allocated parking space directly outside, ensuring hassle-free parking for your current/future tenants. Additionally, residents can enjoy the beautifully maintained communal gardens, providing a relaxing space to unwind and socialize.

Located in the desirable area of Ewloe which borders Hawarden, this buy to let investment offers easy access to local amenities, schools, and the transport links of the A55 and A494, making it an excellent choice for investors and future tenants. Let this flat be your next successful investment!



Grow Property

Phone: 01352 250 223, Email: [amy@growproperty.co.uk](mailto:amy@growproperty.co.uk)

[www.growproperty.co.uk](http://www.growproperty.co.uk)

### Front

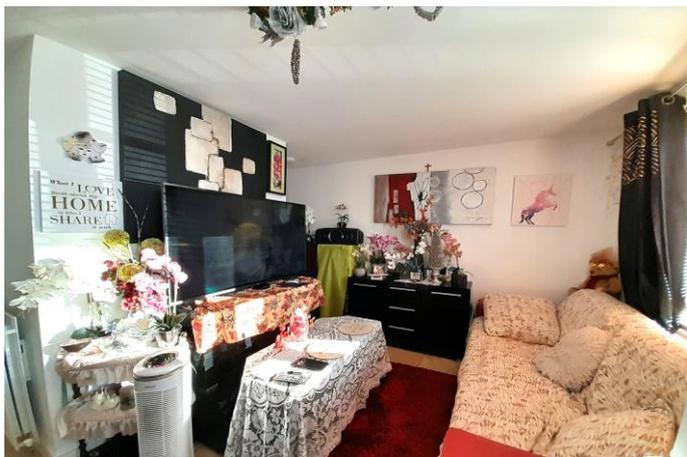
Set in the far corner of the purpose built complex there is an allocated car parking space to the front, access to communal gardens and communal bin storage. Solid door opening to the open plan Kitchen/Lounge area

### Kitchen 11' 8" x 5' 11" (3.55m x 1.80m)

The kitchen area comprises fitted, modern wall, drawer and base units, worktop with inset electric hob with built in oven under, inset stainless steel circular sink unit with mixer tap, space for fridge freezer, tiled floor, storage cupboard. Door to Bathroom, Open plan to Lounge

### Lounge 11' 8" x 8' 5" (3.55m x 2.56m)

PVC double glazed window to front aspect, tiled floor, opening to Bedroom



### Bedroom 10' 7" x 8' 0" (3.22m x 2.44m)

PVC double glazed window to rear aspect, wall mounted radiator, tiled floor, built in wardrobes with sliding mirrored doors



### Bathroom 4' 10" x 5' 9" (1.47m x 1.75m)

A modern suite comprising a shower cubical with power shower plumbed in over, pedestal wash hand basin and close coupled WC. Chrome wall mounted towel radiator, tiled floor, door to storage cupboard housing plumbing for washing machine and shelving for storage

### Location

Maes Deri is a sought-after complex that offers a wonderful balance between urban convenience and scenic beauty. Situated in the town of Ewloe this area provides an ideal setting for a comfortable and enjoyable lifestyle.

One of the standout features of Maes Deri is its close proximity to a variety of local amenities, including shops, supermarkets, restaurants, and cafes. Residents will find everything they need within easy reach, making daily errands a breeze. Whether it's grabbing groceries or meeting friends for a meal, convenience is at your doorstep.

Transportation is also highly accessible from Maes Deri with well-connected road networks making commuting to neighbouring towns and cities effortless, enhancing the convenience of daily travel. Additionally, public transportation options, including bus stops and train stations, provide alternative modes of transport for those who prefer to leave their cars at home.

Nature enthusiasts and outdoor lovers will delight in the natural beauty that surrounds Ewloe. This area is home to serene parks and green spaces, ideal for leisurely walks, picnics, and recreation. The communal gardens within the property in question will give residents a personal haven to relax and enjoy the outdoors.

### Lease Information

125 Year lease commencing 1<sup>st</sup> January 2006

Service Charge £217 per pcm

- Includes gas, electric and water rates
- Buildings Insurance
- Maintenance of communal areas

Ground Rent £65 per annum

### Current Tenancy Information

The property has been tenanted for over 10 years with the current tenants taking occupation in 20xx

The current rent is £600 pcm which includes the service charge and ground rent, the tenant is responsible for the council tax

### Viewing Arrangements

Due to the property being tenanted we are restricting viewing to serious buyers only and will ask for proof of funds prior to a viewing

Viewings will be strictly by appointment

Please call Amy Hennessey on 01352 250 223 if you have any further questions

## FLOORPLAN

