

7 Aspen House Aspen Way, Penyffordd, CH4 0AU

Cavendish

ESTATE AGENTS

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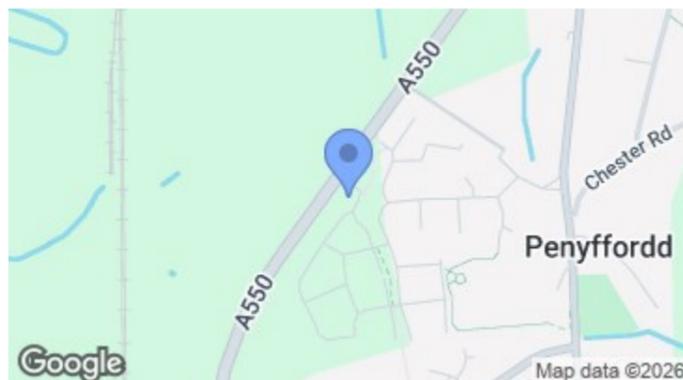
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7 Aspen House Aspen Way
Penyffordd,
CH4 0AU

Price
£145,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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* FIRST FLOOR APARTMENT * READY TO MOVE INTO & NO ONWARD CHAIN A well appointed two bedroom first floor apartment forming part of a purpose built development in the popular village of Penyffordd. The accommodation briefly comprises: communal entrance hall with secure intercom entry system, reception hallway with useful built-in store cupboard, impressive open-plan living room/dining kitchen with double opening French doors and a 'Juliet' style balcony, principal bedroom with en-suite shower room, bedroom two and a well appointed bathroom with shower over the bath. The property benefits from UPVC double glazing, gas fired central heating and an intercom entry system. Externally there is an allocated parking space with further visitor parking is available, a communal bin store and covered bike store. If you are looking for an easy to maintain home in a village setting then we would strongly urge you to view.

LOCATION

The property forms part of 'The Groves' which is a recently completed development built by Taylor Wimpey in the popular village of Penyffordd. The village provides a Co-op food store, butchers, pharmacy primary school, the Millstone bar and restaurant, a chapel, Chinese take-away and Royal British Legion. The nearby Trunk Road leading to the A55 Expressway at Dobshell provides good access to Chester, the M56, the M53 and various other towns along the North West coast. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and a cinema complex is a short drive away.

APPROXIMATE DISTANCES:

Penyffordd: Approximate Distances - Broughton - 2 miles, Hawarden - 3 miles, Mold 6 miles, Chester - 12 miles, Wrexham - 8 miles, Liverpool - 22 miles, Liverpool Airport - 33 miles, Manchester Airport 42 miles and Manchester - 50 miles.
(NB: all distances are approximate. Source - RAC Route Planner).

DIRECTIONS

From the Agent's Chester office proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and into Broughton. At the roundabout with the Broughton Retail Park proceed straight across. At the next roundabout take the second exit onto the B5104 towards Penyffordd and Penymynydd. Continue straight across at the two roundabouts and after some distance turn left signposted Penyffordd

into Chester Road. Follow the Chester Road into the village and at the t-junction turn right into Hawarden Road. Then take the first turning left into Silver Birch Way and first left into Poppy Field Drive. Follow Poppy Field Drive and after the small wooded area turn right into Elm Avenue. At the T-junction turn right into Aspen Way and Aspen House will be found ahead of you. There are visitor car parking spaces available on the far side of the building.

TENURE

- * We are advised the property is subject to 125 year lease dating from 1st January 2012.
- * Ground rent currently £331.77 (2026).
- * We understand there is a service charge payable for the maintenance of the building and building insurance. The current charge from 1st Jan 2026 to 31st December 2026 is £1,691.06.

COUNCIL TAX

- * Council Tax Band: B - Flintshire County Council.

AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * The property is managed by Premier Estates. Tel: 0345 4918899. Email: info@premierestates.co.uk
- * In the communal hallway there are cupboards housing the electric meters and the water meters.

OUTSIDE

Allocated parking space, visitor parking available, shared covered bicycle store, communal bin store, and external gas meter cupboard.

THE ACCOMMODATION COMPRISES**COMMUNAL ENTRANCE HALL**

Entrance door with intercom entry system, individual letterboxes, communal lighting, and staircase to the upper floors.

FIRST FLOOR

Door with security peephole to the apartment.

ENTRANCE HALLWAY

Telephone intercom entry system, single radiator, laminate wood strip flooring, ceiling light point, mains connected smoke alarm, built-in storage cupboard, thermostatic heating controls. Doors to the kitchen/living room, bedroom one, bedroom two and bathroom.

DINING KITCHEN/LIVING ROOM

6.20m max x 5.21m max (20'4" max x 17'1" max)
L-shaped dining kitchen/living room.

DINING KITCHEN

Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands, inset one and half bowl stainless steel sink unit and drainer with mixer tap, fitted four ring gas hob with splashback and extractor, built-in electric fan assisted oven and grill, integrated fridge/freezer, washer/dryer. Wall cupboard housing an Ideal Logic Combi 30 combination condensing gas fired central heating boiler. Ceiling light point, extractor, mains connected heat alarm, UPVC double glazed window, space for dining table and chairs, laminate wood strip floor which continues through into the living area.

LIVING AREA

UPVC double glazed French doors with

Juliet style balcony, ceiling light point, double radiator with thermostat, telephone point, TV aerial point.

BEDROOM ONE

3.89m max x 2.62m (12'9" max x 8'7")
Two UPVC double glazed windows, ceiling light point, single radiator. Door to en suite shower room.

EN SUITE SHOWER ROOM

1.96m x 1.32m max (6'5" x 4'4" max)
White suite with chrome style fittings comprising tiled shower enclosure with Bristan mixer shower and curved glazed sliding doors, low level dual flush WC and pedestal wash hand basin with tiled splashback. Chrome ladder style towel radiator, vinyl wood effect flooring, ceiling light point, extractor, fitted wall mirror and glass shelf.

BEDROOM TWO

2.97m x 2.64m (9'9" x 8'8")
UPVC double glazed window, single radiator with thermostat, ceiling light point.

BATHROOM

1.98m x 1.91m (6'6" x 6'3")
White suite with chrome style fittings comprising panelled bath with mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin with tiled splashback, low level dual flush WC. Vinyl wood effect flooring, chrome ladder style towel radiator, ceiling light point, extractor, wall tiling to bath and shower area.

CYCLE STORE**ALLOCATED PARKING SPACE**

Allocated parking space No.54.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW