



Offers Over £150,000

2 Bedroom Flat for sale

8 Robins Court Broughton, Broughton, Chester



EweMove
SALES AND LETTINGS



Overview

This modern 2-bedroom flat in Broughton is the ultimate commuter's dream, offering a large open-plan living space and more storage than you'd ever expect. Situated just moments from the shopping park and the A55, it's a stylish, low-maintenance home perfect for first-time buyers or savvy investors looking to benefit from rental income from Airbus employees. Plus, with our Happy Sale Guarantee, you can move with total peace of mind and zero contract tie-ins.



Key Features

- Spacious First-Floor Living
- Two Generously Sized Bedrooms
- Prime Location for A55 & Chester
- 2 minute commute to Airbus
- Dedicated Personal Service
- Large Open-Plan Kitchen/Diner & Lounge
- Full Gas Central Heating
- Fully Double Glazed



Broughton Bliss: The Perfect First-Floor Find in Flintshire!

Imagine a life where everything's right on your doorstep. Whether it's a spontaneous cinema trip, a retail therapy session at Broughton Shopping Park, or a quick hop onto the A55 for work, this modern first-floor flat puts you right in the heart of the action while keeping Chester's city charm just 10 minutes away.

Step inside your private entrance and head upstairs to a home that feels surprisingly vast. The hallway isn't just a walkway; it's a storage haven-perfect for hiding away the Hoover, coats, and those "just in case" boxes.

The heart of the home is the expansive kitchen and living area. It's a fantastic, bright space where you can cook up a storm while chatting with friends on the sofa. There's plenty of room for the dining table too, making it the ultimate spot for Friday night drinks or Sunday brunch.

When it's time to wind down, you've got two lovely bedrooms to choose from. Both are peaceful retreats, tucked away from the main living area.

The bathroom is modern and crisp, ready for those long morning showers.

Outside, you're just a stone's throw from the best amenities in the area, but with the quiet feel of a well-maintained residential pocket.

We're available 24/7 to take your call or booking. We can't wait to show Ewe around! Give your Local Lamb, James, a call today.

Leasehold yearly fees are zero with no plans to increase. An estate management fee is payable every 6 months at a cost of £95.00.

Entrance Hall

6' 10" x 4' 7" (2.10m x 1.40m)

Landing

14' 9" x 3' 5" (4.52m x 1.05m)



Family Living Kitchen

21' 6" x 10' 7" (6.56m x 3.24m)

Bedroom 1

10' 4" x 9' 10" (3.17m x 3.02m)

Bedroom 2

11' 4" x 7' 4" (3.47m x 2.25m)

Bathroom

6' 7" x 6' 2" (2.03m x 1.88m)

Floorplans



Floor 0



Floor 1

Approximate total area⁽¹⁾
55.4 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.

GRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Marketed by Ewemove Chester West

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