



4 RIVERSIDE COURT

Dee Banks, Chester

Rickitt
Partnership

Contemporary two bedroom apartment with amazing views.

Two double bedroom apartment ♦ Open plan kitchen/dining/sitting room ♦ En-suite shower & separate bathroom ♦ Under floor heating ♦ Superb views across River Dee & The Meadows ♦ Private balcony ♦ Communal grounds and gardens ♦ Mooring rights for the River Dee ♦ Secure underground parking ♦ Visitors parking ♦ NO CHAIN ♦ EPC C

Description

An unique and superbly presented two double bedroom apartment with stunning frontage and views across the River Dee and The Meadows, with Chester's skyline on the horizon. This contemporary property is customised to a high standard with open plan living, en-suite shower to the main bedroom and a separate bathroom. This delightful property has its own private balcony to enjoy the magnificent views, communal well kept grounds and gardens down to the river with mooring rights. There is also secure underground parking and visitors parking.

Entrance Hall

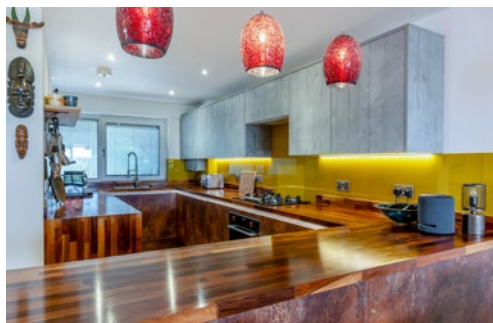
Ceramic tiled floor with under floor heating. Built in storage cupboard.

Breakfast Kitchen

A range of wall and base units with timber block work surface above and inset one and half bowl sink unit with mixer tap. Rangemaster electric oven with Rangemaster five ring gas hob and extractor fan above. Integrated fridge and freezer. Integrated microwave and washing machine. Breakfast bar with timber block work surface and base cupboards below. Ceramic tiled floor with under floor heating. Double glazed window to front and side. Open to:

Dining/Sitting Room

Feature inset living flame gas fire. Large double glazed sliding patio door with windows opening onto balcony and views. Ceramic tiled floor with under floor heating.





Bedroom One

Large fitted wardrobes. Large double glazed sliding patio door with windows opening onto balcony and views. Ceramic tiled floor with under floor heating.

En-Suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled floor with under floor heating. Part tiled walls. Wall mounted heated towel rail.

Bedroom Two

Double glazed window to front. Ceramic tiled floor with under floor heating.

Bathroom

Bath with separate hand held shower head and shower above, low level WC and large hand wash basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window to side. Tiled floor with under floor heating.

Outside

The entrance for the apartment is on the road level of this development.

Private Balcony

The entrance for the balcony is either from the sitting room or the main bedroom. It faces and over looks the River Dee and The Meadows with Chester's skyline in the backdrop.

The Grounds and Gardens

There are well kept and delightful communal lawned terraces and a lawned garden down to the river.

Mooring Rights

For the residents of the development there are mooring rights for private usage.

Parking

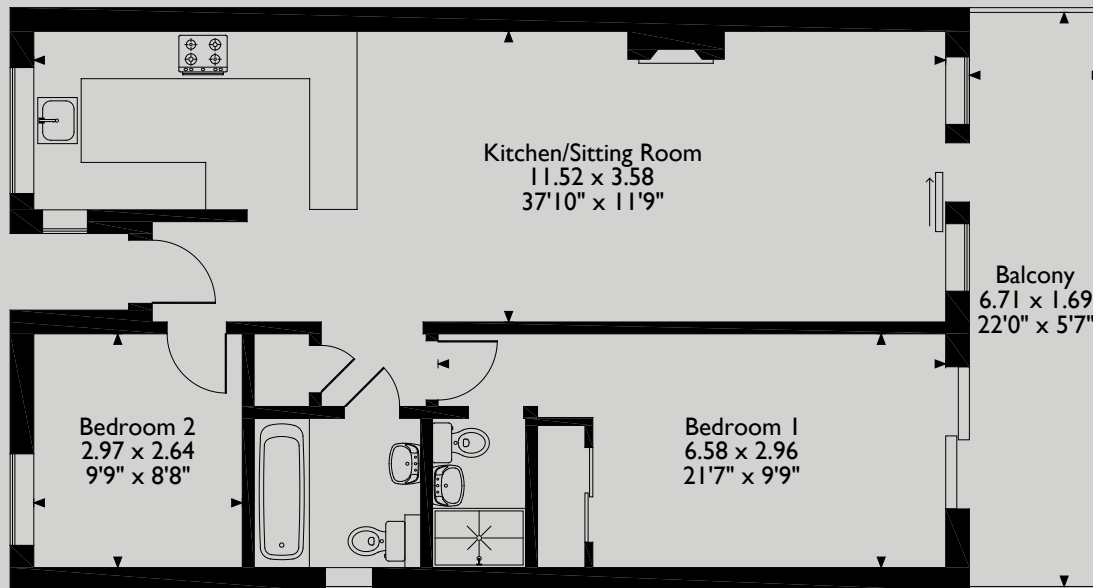
There is a secure underground, good sized, designated parking space with the apartment. Visitors parking is also available.

Property Information

The council tax is band E. We understand the property is leasehold with 250 years from 25th December 1983. The ground rent is a peppercorn rent. Each owner is a shareholder of Riverside Court Chester Ltd, which owns the freehold. Service charge is approx. £3,000 per year. The flat has mains water, electricity and mains drainage connected. Gas fired heating and hot water.



Approximate Gross Internal Area 76 Sq M/818 Sq Ft



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.

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