



17 LINCOLN HOUSE

Seller Street, Chester

Rickitt
Partnership

A conveniently situated two bedroom, two large balcony top floor apartment located on the outskirts of the City Centre.

Two bedroom top floor apartment with lift access
Two spacious balconies ♦ Bay windowed sitting room
Kitchen with built in appliances ♦ Two double bedrooms, one en-suite ♦ Double glazing and central heating ♦ Covered parking space ♦ EPC B

Situated on the top floor of this conveniently located development, this two bedroom apartment has the benefit of two spacious balconies, one with City views, a secure parking space and lift access. In addition, there is a good sized bay windowed sitting room and a separate kitchen with built in appliances. There are two double bedrooms, one with en-suite and a main bathroom. The apartment is located on the third floor and can be accessed either via the staircases or by use of the lift.

Hall

A spacious hallway with laminate flooring, radiator, recessed ceiling spot lights.

Boiler room

Accommodating the 'Glow worm' central heating boiler. Light and power point.

Sitting Room

Having the benefit of two bay windows, one with door access onto the full length balcony. Single and double panel radiators.

Kitchen

Fitted with a range of units providing floor and wall storage units. Work surfaces incorporate a single drainer sink unit with mixer tap above. Tiled walls. 'Neff' under oven and gas hob with cooker hood above. 'Smeg' washer dryer. Double glazed window overlooks the balcony. Tiled flooring, radiator.



Balcony

The main balcony running the length of the sitting room and kitchen and providing a view across Chester City Centre.

Principal bedroom

Recessed ceiling lighting, double panel radiator, bay window with door leading out onto the balcony.

En-suite

A white suite provides a low flush WC, pedestal wash basin and a shower cubicle fitted with mixer shower unit. Part tiled walls, recessed ceiling spot lights, extractor fan, tiled flooring and heated towel rail. Shaver point.

Bedroom two

With bay window overlooking the balcony, radiator and free standing wardrobes.

Second balcony

Running across both of the bedrooms.

Bathroom

Walls and flooring are tiled to compliment the white suite and this provides a low flush WC, pedestal wash basin and panelled bath with mixer tap and shower attachment. Heated towel rail, fitted wall mirror, electric shaver point, extractor fan. Recessed ceiling spot lights.

Directions

The Square is located just off the 'Bars roundabout' on the left hand side as you approach along Foregate Street from City Centre. Once in The Square Lincoln House is around to the right across from the access to the underground car park.

Agents Note

The property is Leasehold on a remainder of a 999 year lease. There is a ground rent and service charge and further details are available upon request.

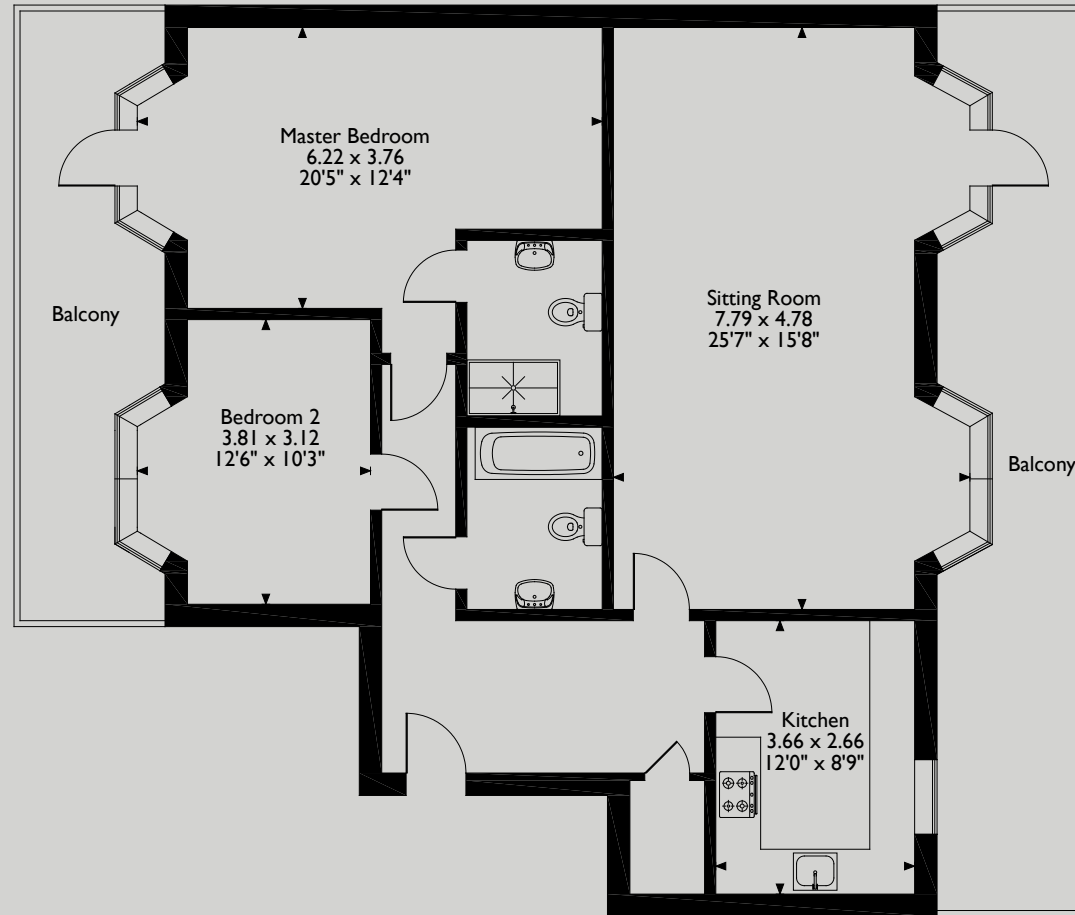


Floorplans

Main House = 102 sq M/I 103 sq ft

Total = 102 sq M/I 103 sq ft

For identification purpose only. Not to scale.



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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