

HUMPHREYS

ESTATE & LETTING AGENTS



37 WATERS EDGE, SOUTH VIEW ROAD,  
CHESTER, CH1 4JQ

£180,000

2 BEDS | 2 BATHS | 1 LIVING

SALES

e: [chestersales@humphreysofchester.co.uk](mailto:chestersales@humphreysofchester.co.uk)

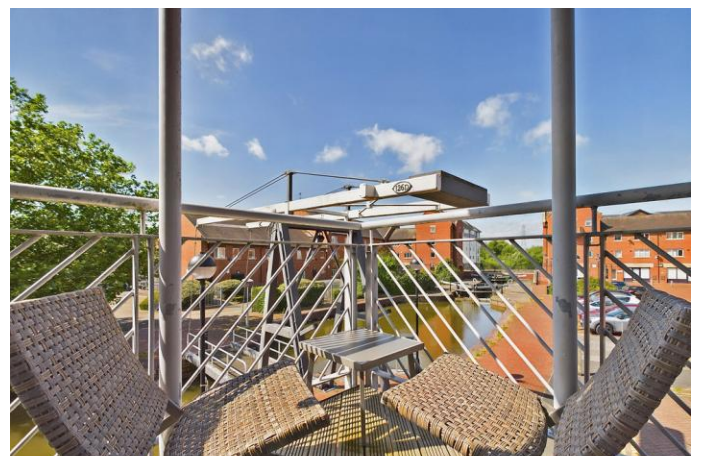
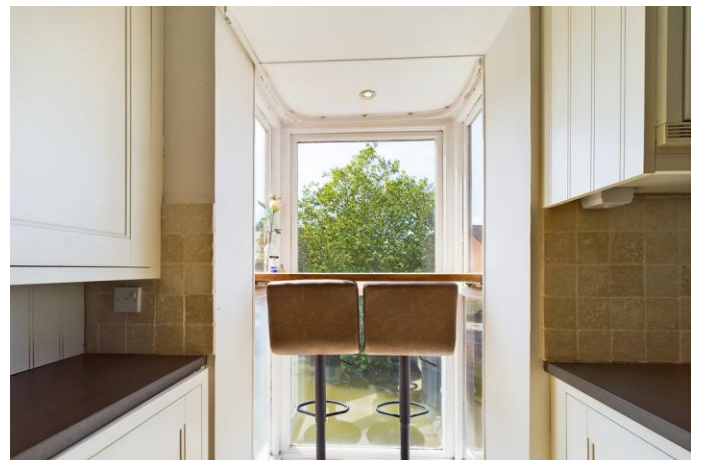
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We're delighted to bring to market this well presented waterside two bedroomed apartment with private balcony and it is offered to market with NO ONWARD CHAIN. The Waters Edge development is within the old port area of the City, being superbly placed for easy access to and from the buzz of Chester City Centre and it enjoys a fine waterside position along the Shropshire Union Canal. During our client's ownership the apartment has benefited from replacement Kitchen, En-Suite Shower and Bathroom suites, creating a real homely feel and one which is sure to appeal to budding property owners out there!

There is communal door entry from the gated parking area where the apartment has benefit from ONE ALLOCATED PARKING SPACE. A stairwell leads to the private entrance door into the apartment where the initial Entry provides a most handy cloaks space. The Hallway provides access to all remaining rooms of the apartment, with there being two double bedrooms, both of which benefit from wardrobe storage, with the Main Bedroom offering a particularly good range of floor to ceiling fitted wardrobes. It also features En-Suite Shower facilities with spacious shower enclosure with thermostatic shower, low level WC and wash hand basin with unit below. The guest Bedroom is well served by the Bathroom across the Hallway which also features a three itemed white suite with shower unit over bath and is a fully tiled room with mosaic border tiling. The main area of the apartment and one where



many will sit and enjoy the pleasant aspect of the canal is the Open Plan Kitchen/Living Area. The Kitchen has been replaced during our client's ownership and it features a range of cream fronted units with squared edged work surfacing with inset four ring gas hob and built under electric oven and grill. There is an integrated fridge and freezer, slimline dishwasher, washing machine and there is also the gas combination central heating boiler here also. A particular highlight of the Kitchen is the glazed recess with timber breakfast bar overlooking the canal. The Living Space offers a spacious and light feel and there are French doors which lead out to the private railed balcony.

## LOCATION

Situated on the Shropshire Union Canal, Waters Edge is a pleasant gated development close to the popular Telford's Warehouse wine bar and Chester Racecourse. The River Dee is also only a short walk away from the property. The city centre is within walking distance, either past the racecourse or along the City Walls, where there are quality amenities on offer. The property is also within short travelling distance of the Sealand Retail Park with its Tesco supermarket and there is easy accessibility is enjoyed to the inner ring road leading to the M53/M56 motorway networks.

## DIRECTIONS

Proceed out of Chester along Lower Watergate Street and continue along Sealand Road past the Racecourse. Continue for approximately 1/4 mile turning right into South View Road and then right into Waters Edge where on the left hand side you will find double gates with a further single pedestrian gate.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### ENTRY

4' 4" x 3' 9" (1.32m x 1.14m)

### HALLWAY

6' 3" x 5' 8" (1.91m x 1.73m)

### BEDROOM ONE

12' 11" x 10' 6" (3.94m x 3.2m)

### EN-SUITE SHOWER ROOM

7' 1" x 4' 2" (2.16m x 1.27m)

### BEDROOM TWO

11' 3" x 8' 2" (3.43m x 2.49m)

### BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

### KITCHEN / LIVING ROOM

17' 8" max x 14' 2" max (5.38m max x 4.32m max)

### TENURE

Please note the tenure of this property is leasehold however the owner owns a share in Waters Edge Ltd and this is transferable to the new owner. We are informed by our client that there are 103 years remaining on the lease, which started as a 124 year lease on 25th March 2003 and the current annual service charge is £1,500 and the annual ground rent is zero. The purchaser should verify this prior to a legal commitment to



purchase.

### **EPC RATING**

Awaited

### **COUNCIL TAX**

Cheshire West and Chester Council - Band D

### **VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

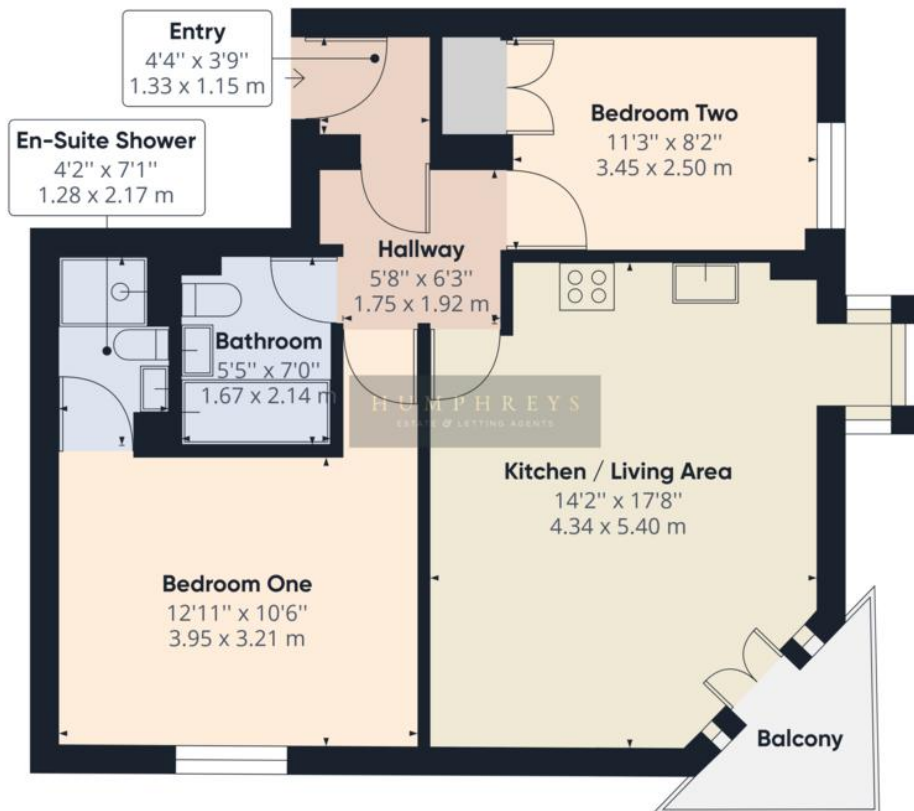
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







**Approximate total area<sup>(1)</sup>**  
619.82 ft<sup>2</sup>  
57.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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