




CAREN GILBERT-WEEDMAN



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## Black Diamond Park, Chester, CH1 3ET

Offers Over £150,000

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- TWO BEDROOM, ONE BATHROOM and ONE EN-SUITE SHOWER ROOM
- WALKING DISTANCE TO CHESTER TRAIN STATION, HOOLE VILLAGE and CHESTER CITY CENTRE
- EPC - B / COUNCIL TAX - B
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE
- LEASEHOLD GROUND RENT £150 per ANNUM / SERVICE CHARGE currently £127.52
- REFERENCE NUMBER REQUIRED TO BOOK VIEWING REF - CG0525



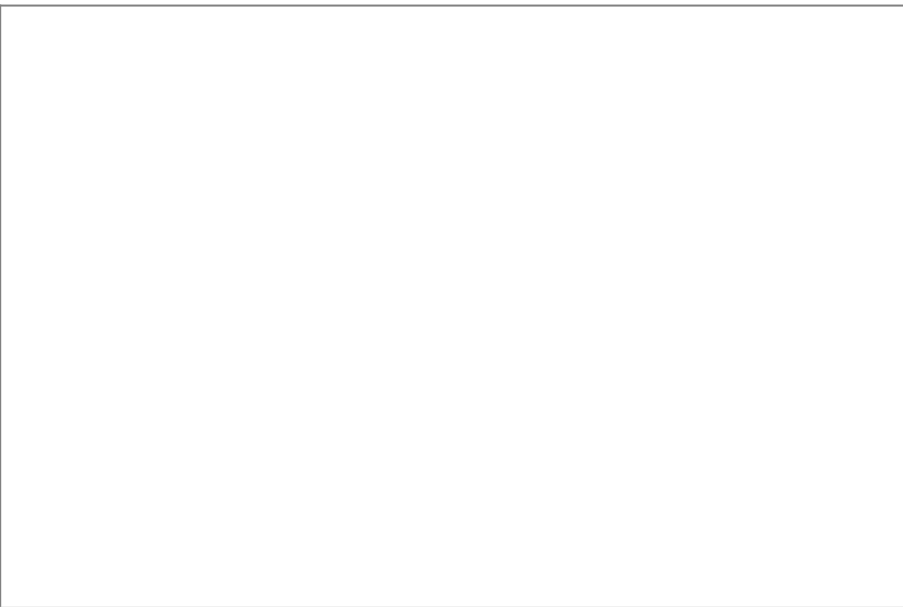
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PRICE ADJUSTMENT - PRICED TO SELL

This is a MODERN and well maintained FIRST FLOOR TWO-BEDROOM apartment. With its contemporary decor it is conveniently located within walking distance of CHESTER, ticking all the boxes for desirable city centre living. Accommodation comprises of: hallway, lounge, kitchen, master bedroom with en-suite shower room and bathroom. Finished to a good standard the property is fully double glazed and offers off-road parking. It also includes integral fridge/freezer, washer/ dryer and dishwasher. If you are looking for a stylish apartment which offers a city lifestyle, this is one not to be missed.

EPC - B / COUNCIL TAX - B





### Energy Efficiency Rating

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