



Heritage Court

LOWER BRIDGE STREET, CHESTER

LegatOwen
RESIDENTIAL

Heritage Court

LOWER BRIDGE STREET, CHESTER



A well-appointed and modern two-bedroom apartment within the idyllic Heritage Court development and conveniently located in the heart of Chester with allocated residence parking.



FEATURES

- Beautifully presented apartment
- Two double bedrooms
- Two bathrooms
- Allocated undercover parking
- Open plan kitchen/dining/ living room
- EPC rating C

DESCRIPTION

This well presented two-bedroom second floor apartment is situated in the Heritage Court development and accessed from an attractive communal landscaped courtyard. There is convenient pedestrian access through coded gates directly off Lower Bridge Street. Vehicle access is off Castle Street which leads to the allocated parking space via secured electric gates and is within very close proximity to the apartment entrance.

The large open plan living/ kitchen/ dining area is perfect for relaxed living and enjoys an abundance of natural light and overlooks the pretty landscaped communal courtyard. The modern fitted kitchen has integrated Bosch appliances including fridge/ freezer, oven and microwave oven, four ring hob, extractor fan and dishwasher. The main bathroom is mostly tiled with bath and double shower over, W.C and washbasin. The principal bedroom is generously sized and has an ensuite shower room. There is also a second double bedroom, and a large storage cupboard housing the washing machine. Blinds are fitted throughout. The apartment is appealing to both owner occupiers and investors.

Heritage Court was developed by award- winning Chester homebuilders, Blueoak Estates who have a strong reputation for crafting distinctive and luxury apartments.



SITUATION

Heritage Court, is a peaceful gated development, located off Lower Bridge Street, in the very heart of Chester and within the Roman city walls. Surrounded by beautiful architecture and just a stones throw away from cafes, restaurants, bars and amenities; the location couldn't be more convenient.

Chester is home to one of the oldest racecourses in the world, and provides many racing fixtures throughout the year. The River Dee and 'The Groves' can also be reached within a couple of minutes' walk and is an ideal place for a stroll along the riverbank and the promenade.

The city provides good road transport connections with Warrington, Liverpool, Manchester, and North Wales. Chester railway station offers direct regular services to London in approximately 2 hours, and both Manchester and Liverpool airport can be reached in around a 45-minute drive.

Chester Bus interchange is less than one mile from Heritage Court with regular services to Ellesmere Port, Cheshire Oaks, Wrexham and Liverpool.





TENURE

Leasehold 989 years remaining

COUNCIL TAX

Band C

METHOD OF SALE

Private treaty

SERVICES

All mains' services. Electric combination boiler

VIEWINGS

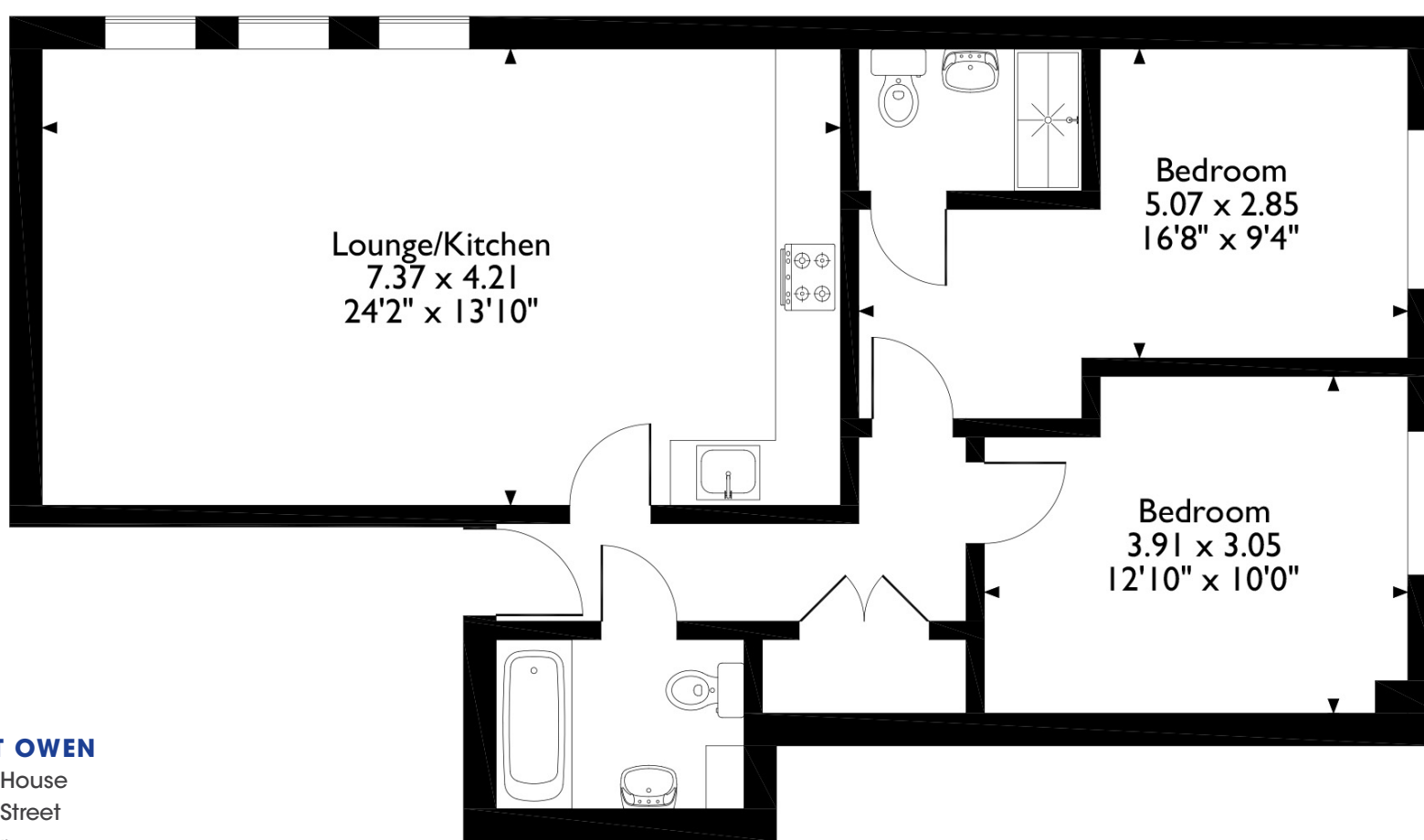
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Heritage Court, Lower Bridge Street, Chester, Cheshire
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



LEGAT OWEN

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