



**Waterside View, Chester CH1 3EA**

**welcome to**

**Waterside View, Chester**

A recently redecorated 2-bedroom corner bungalow, benefitting from a secure allocated car parking space and access to a wonderful communal garden with views over the Shropshire Union Canal and City Walls. Waterside View is a modern development built in the late 1980s, for those aged 55 and over.



### Internal Hallway

10' 5" x 6' 9" max ( 3.17m x 2.06m max )

With carpet flooring, storage cupboard, and doors leading to the Lounge/Dining Room, Bathroom and both Bedrooms.

### Lounge/Dining Room

16' 11" x 13' 2" max ( 5.16m x 4.01m max )

With dual aspect windows to the front and side elevations overlooking the Shropshire Union Canal, storage heater, and carpet flooring.

### Kitchen

7' 8" x 10' 11" max ( 2.34m x 3.33m max )

Fitted with a range of wall, base and drawer units with complementary work surfaces, breakfast bar, stainless steel sink and drainer, space for appliances, part-tiled walls, a window to the side elevation, linoleum flooring, and a door to the side elevation leading outside.

### Bedroom One

10' 3" x 14' max ( 3.12m x 4.27m max )

With a window to the rear elevation, carpet flooring, and storage heater.

### Bedroom Two

8' 9" x 8' 10" max ( 2.67m x 2.69m max )

With a window to the rear elevation, carpet flooring, and storage heater.

### Bathroom

7' 8" x 6' 5" max ( 2.34m x 1.96m max )

A white bathrooms suite comprising bath with electric shower above, WC and wash hand basin set in a vanity unit, and complementary part-tiled walls.

### Communal Areas

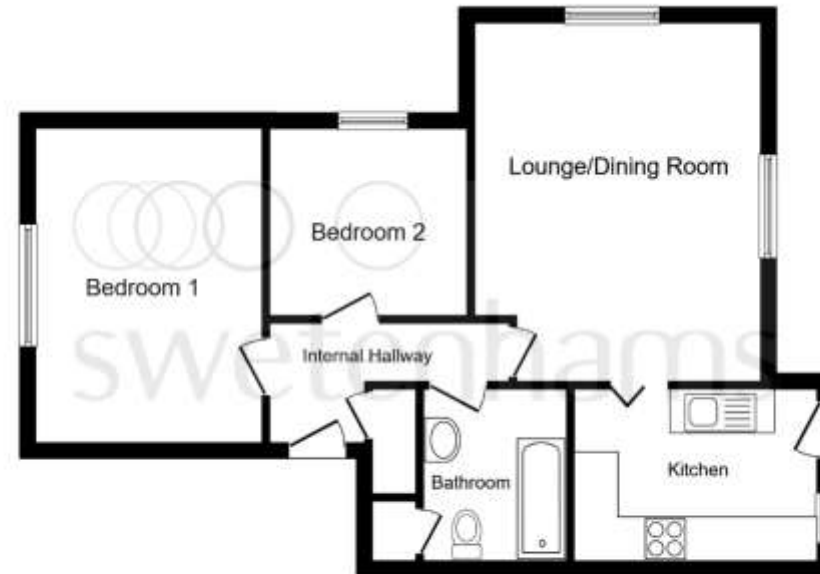
Communal entrance hall with intercom entry system, laundry room, and overnight guest rooms available (chargeable).

### Outside

Access to a communal, astroturf wrap-around garden with views over the Shropshire Union Canal.

### Parking

A secure, allocated car parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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welcome to

## Waterside View, Chester

- A 2-Bedroom Corner Bungalow
- On a Modern Development for those aged 55 and over
- Private Garden with Views over the Shropshire Union Canal and City Walls
- A Secure Allocated Parking Space
- Prime City Centre Location

Tenure: Leasehold

EPC Rating: F

Council Tax Band: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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