



Saddlery Way, Chester CH1 4LW

welcome to
Saddlery Way, Chester

A 2-bedroom APARTMENT situated in the popular Racecourse development on Saddlery Way, benefitting from a SPACIOUS open plan living space with JULIET BALCONY, within walking distance of the Chester City Centre, and a secure underground PARKING SPACE.



Hall

Loft hatch, carpet flooring.

Open Plan Lounge/Kitchen/Diner

10' 4" x 21' 10" max (3.15m x 6.65m max)

Open plan living area with French doors and Juliet balcony to front aspect, telephone and TV points, carpet to floor.

Kitchen area fitted with a range of wall and base units comprising cupboards and drawers, base units with complementary work surfaces over and built-in downlighters, single bowl sink unit/drainers, hob with extractor hood over, electric oven, built-in fridge/freezer and dishwasher, spotlights to ceiling.

Bedroom One

15' 6" x 11' 2" max (4.72m x 3.40m max)

Double glazed window to front aspect, electric panel heater, carpet flooring.

En-Suite Shower Room

Briefly comprising shower cubicle, wash hand basin, WC, heated towel rail, shaver point, part tiling.

Bedroom Two

8' 7" x 11' 2" max (2.62m x 3.40m max)

Double glazed window to front aspect, electric panel heater, carpet flooring.

Bathroom

Accessed from the hall, briefly comprising bath with shower over, wash hand basin, WC, heated towel rail, feature mirror unit, downlights, linoleum flooring.

Loft

Boarded loft space with light fitting and accessible loft ladder.



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



view this property online swetenhams.co.uk/Property/CHS117371



welcome to

Saddlery Way, Chester

- Popular Racecourse Development
- 2 Bedrooms - Main Bedroom with En-Suite
- Open Plan Lounge/Kitchen/Diner
- Close to Chester City Centre
- Secure Underground Parking Space

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS117371



Property Ref:
CHS117371 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk