



**Black Diamond Park, Chester CH1 3ET**

**welcome to**

**Black Diamond Park, Chester**

This modern two-bedroom APARTMENT within a modern and well-maintained development, benefits from pleasant communal GARDENS and an allocated PARKING space - a short walk from HOOLE VILLAGE and Chester city centre, with Chester train station also close by - ideal for COMMUTERS.



## Entrance Hall

Entrance door leading from the communal landing into the hallway, with timber-effect flooring, entry phone, radiator, a walk-in storage/coat cupboard, a further storage room, and doors leading to the Lounge/Dining Room, both Bedrooms and the Bathroom.

## Lounge/Dining Room

15' 5" x 11' 4" max ( 4.70m x 3.45m max )

With windows to two aspects, timber-effect flooring, opening into the Kitchen.

## Kitchen

11' 2" x 6' 3" max ( 3.40m x 1.91m max )

Fitted with a range of modern wall, base and drawer units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, inset electric hob with fan unit over, integral oven and grill combination, integrated dishwasher, washing machine and fridge freezer, wall-mounted combi boiler, complementary wall tiling/splashback, ceiling spotlights, tiled flooring, skirting heater, views over the gardens.

## Bedroom One

11' 11" x 8' 4" max ( 3.63m x 2.54m max )

With a window overlooking the gardens, fitted wardrobe, cupboards with hanging space and shelving, carpet flooring, and a radiator.

## Bedroom Two

11' 11" x 5' 11" max ( 3.63m x 1.80m max )

With a window overlooking the gardens, carpet flooring, and a radiator.

## Bathroom

A white bathroom suite comprising a panelled bath in a tiled surround with shower screen and fitted electric shower above, low level WC, pedestal wash basin, electric shaver socket with a mounted mirrored cabinet, tiled flooring, recessed spotlights, extractor unit, and a radiator.

## Outside

Pleasant communal gardens, and an allocated 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

## Black Diamond Park, Chester

- A Modern 2-Bedroom Apartment
- Second Floor
- Close to Hoole and Chester City Centre
- Pleasant Communal Gardens
- An Allocated Parking Space

Tenure: Leasehold

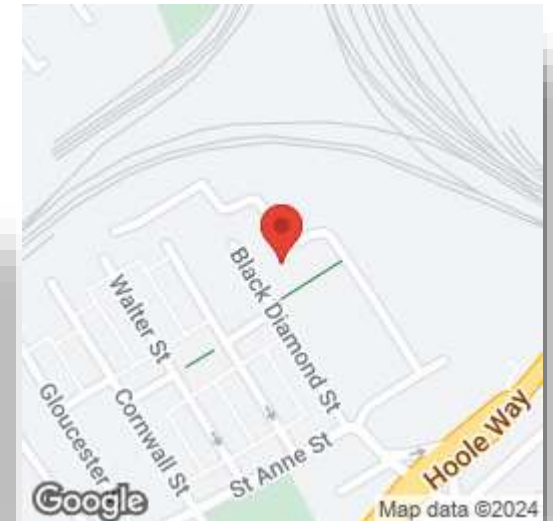
EPC Rating: B

Council Tax Band: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£150,000**



Please note the marker reflects the postcode not the actual property

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