



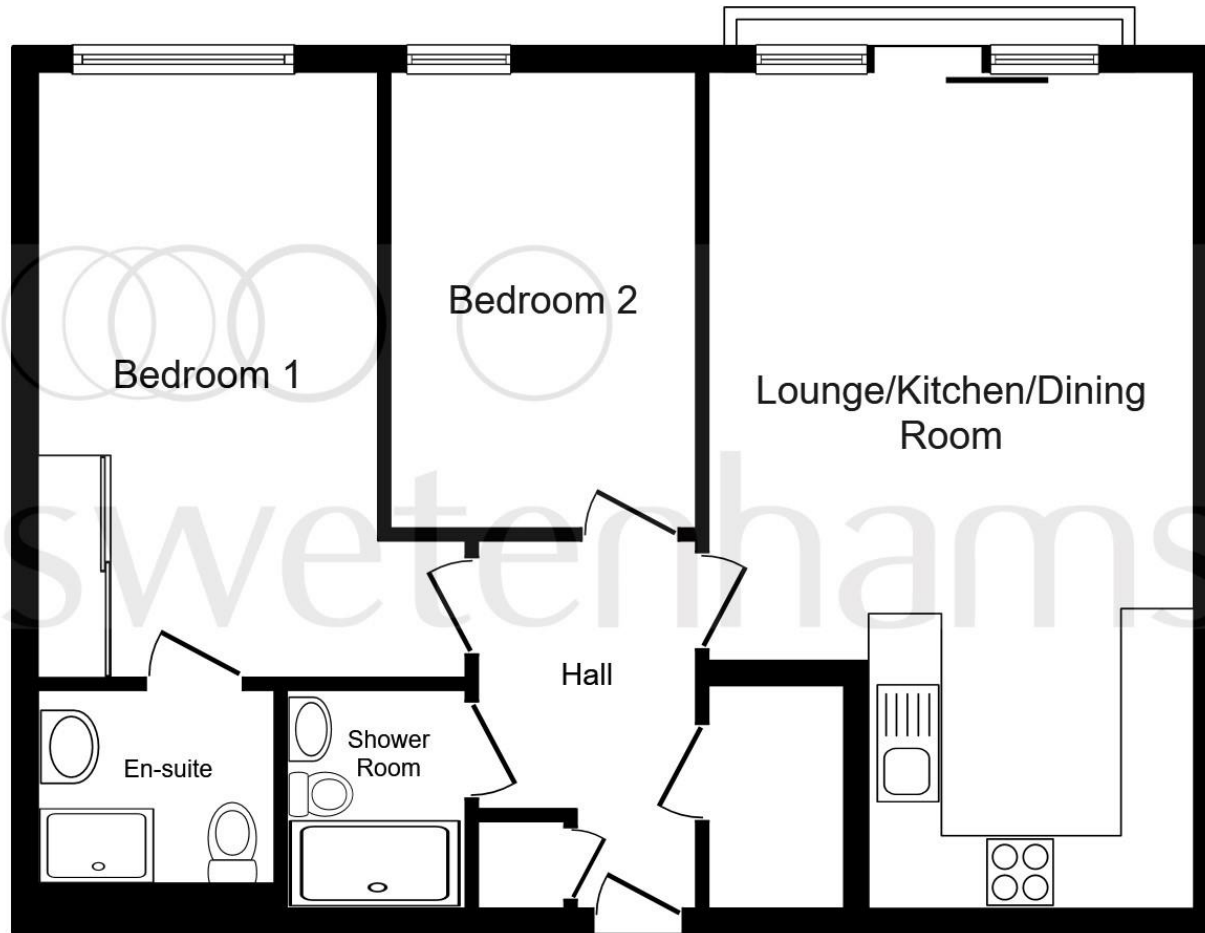
**The Leadworks, Queens Road, Chester CH1 3BF**

**welcome to**

## **The Leadworks, Queens Road, Chester**

A purpose-built ground floor luxury two-bedroom apartment close to Chester train station and city centre. Superbly appointed, this spacious and well-presented apartment has been upgraded by the current vendors and benefits from a secure car parking space underground.





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.focalagent.com](http://www.focalagent.com)

### **Communal Entrance Hall**

With remote entry and wide, well-appointed corridors.

### **Front Door and Entrance Hall**

A wide and appealing hallway with timber-effect flooring, with doors off to a walk-in utility/storage cupboard with work surface, space and plumbing for a washing machine, high-level shelving, and hot water tank.

### **Lounge/Kitchen/Dining Room**

22' 7" x 13' 5" max ( 6.88m x 4.09m max )

A superbly appointed open plan living space, with continuation of the timber-effect flooring, wide uPVC double glazed sliding patio doors with vertical blinds, leading out to the Juliet balcony with a view over the communal garden space, under-floor heating, living space with ample room for a table and chairs and for relaxing, a superbly fitted kitchen area with contemporary wall and base units, timber-effect work surface, inset four-ring electric hob with stainless splashback and stainless fan unit over, an integral oven and grill combination unit, circular sink and drainer unit with mixer tap over, base units to include drawers, cupboards and a wine rack, and a matching range of wall cabinets.

### **Bedroom One**

16' 3" x 9' 11" ( 4.95m x 3.02m )

A lovely large bedroom with both sleeping and dressing areas, uPVC double glazed windows overlooking the courtyard, vertical blinds fitted, wall-mounted electric radiator, double wardrobe with sliding doors, hanging space and shelving.

### **En-Suite Shower Room**

Comprising a fully-tiled corner shower cubicle with thermostatic shower valve, low level dual flush WC, wash basin set in a vanity surround with cupboards above and below and complementary splashback, wall-mounted electric shaver point, wall-mounted chromed towel rail/radiator, and tile-effect flooring.

### **Bedroom Two**

12' 4" x 8' 2" ( 3.76m x 2.49m )

With a uPVC double glazed window with vertical blind, and carpet flooring.

### **Shower Room**

Comprising a walk-in shower enclosure with glazed screen and panel splashback, thermostatic shower valve with hand-held shower and large overhead shower head, pedestal wash basin, low level WC with dual flush, white towel rail/radiator, recessed spotlight, ceiling-mounted extractor fan, and tile-effect flooring.

### **Outside**

There is an underground car parking space in a private secure car park, and hard landscaped communal terraced gardens.



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## The Leadworks, Queens Road, Chester

- A Purpose-Built Ground Floor Luxury Apartment
- 2 Bedrooms
- Shower Room Plus En-Suite
- Upgraded by the Current Vendors
- Close to Chester Train Station and the City Centre
- Secure Parking Space Underground

Tenure: Leasehold EPC Rating: C Council Tax Band: D

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHS118211 - 0002

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