



Lock Court, Upper Cambrian Road, Chester CH1 4FD

welcome to
Lock Court, Upper Cambrian Road, Chester

A superbly presented executive ground floor, two bedroom apartment with beautifully presented, light and spacious accommodation in this most prestigious location.



Kitchen/Living Area

22' 1" x 15' 4" (6.73m x 4.67m)

A dramatic open plan living space superbly appointed with timber effect laminate flooring, UPVC double glazed windows front and side, living area-large and light with two radiators.

Kitchen area also well-appointed with extensive range of contemporary white gloss kitchen units both wall and base, working surface with drawers and cupboards under, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, inset glass electric hob with chromed splashback and chromed fan unit over, integral oven and grill unit, wall mounted potterton gas fired combi boiler for central heating and domestic hot water, concealed in matching storage cupboard, integral dishwasher, integral larder fridge and freezer, integral washer dryer.

Bedroom One

8' 9" x 14' 2" (2.67m x 4.32m)

Timber effect laminate flooring fitted, UPVC double glazed windows, radiator, full range of sliding mirror fronted wardrobes with hanging space and shelving and door to bathroom, allowing the creation of an ensuite if required.

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Timber effect laminate flooring fitted, UPVC double glazed window to front an excellent second bedroom or study.

Bathroom

Doors from hallway and master bedroom offering versatility of use, with floor tiling and recessed ceiling spotlights, large and well-appointed bathroom with suite of white panelled bath in tiled surround with mixer tap over, fitted hand wash basin with vanity cupboard under, low level dual flush WC with concealed cistern, fully tiled shower cubicle with fitted thermostatic shower and folding shower screen door, vertical chromed towel rail/ radiator, ceiling mounted extractor and frosted UPVC double glazed window to rear.

Outside

Car park and pathways to communal entrance door with remote entry system, well presented communal entrance hall with staircase rising to further flats and tiled floor to inner door to flat 26.

Private 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.focalagent.com



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welcome to

Lock Court Upper Cambrian Road, Chester

- Short walk from City Centre
- Ground floor apartment
- Private allocated parking space
- Modern interior

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

This is a Leasehold property with details as follows:

Term of Lease: 150 years from 01 Jan 2018.

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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118347 - 0006

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