

Town & Country

Estate & Letting Agents

Black Diamond Park, Chester

£130,000



An opportunity to purchase and own 100% of this delightful two bedroom ground floor apartment for 77% of the open market value through the Discounted Market Sale Affordable Housing Scheme. Located within walking distance of Chester train station, Hoole and Chester city centre, offering light and spacious accommodation with an allocated parking space.

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DESCRIPTION

A modern two bedroom ground floor apartment located within walking distance of the city centre, Hoole and Chester train station. Offering light and spacious accommodation comprising of an entrance hall, lounge, stylish kitchen, living room, principal bedroom with ensuite, additional bedroom and a bathroom fitted with a white suite. This apartment has the advantage of an allocated parking space.

Please note, to purchase this property you must meet the eligibility criteria for affordable housing via an application to Cheshire West and Chester Council, they will check and confirm you qualify. To enable an offer to be accepted you must have written confirmation from the Council that you are eligible to purchase. If you are interested, you can access the application form by the using the link in the "Submit an Offer" section of the particulars.



LOCATION

The property is located within a modern residential area. Having a wealth of amenities within walking distance of the property including the ever popular area of Hoole with its superb range of local amenities, shops and restaurants. Chester City Centre offers a wealth of shops and restaurants to suit every taste, and leisure facilities within easy reach including the Northgate Arena and Storyhouse theatre. The area has an

excellent nationwide road network and Chester's main railway station with its fast mainline services to London and the North is also within walking distance of the property.

DIRECTIONS

From our Chester Branch: Head north on Lower Bridge St towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, slight left onto St Oswalds Way/A5268, at the roundabout, take the 2nd exit onto Hoole Way/A56, turn left onto Black Diamond Street, turn right onto Black Diamond Park, turn left to stay on Black Diamond Park. You will arrive at the destination.

ENTRANCE HALL

The property is entered through the timber panelled front door, which opens to timber laminate flooring, radiator, a built in shelving storage cupboard and doors off opening to the living room, principal bedroom, second bedroom to the bathroom suite.



LIVING ROOM

15'2" x 11'4"

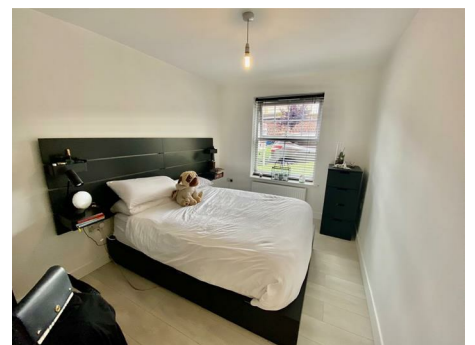
The timber laminate flooring in the entrance hall flows seamlessly into the living room, creating a cohesive look. The living room features a window facing the front of the house, a radiator and an open thoroughway to the kitchen.



KITCHEN

7'6" x 7'4"

The kitchen boasts Lightwood cabinets, including wall-mounted, base, and drawer units, all featuring sleek stainless steel handles. The work surface area is topped with a stainless steel single drainer sink unit and a mixer tap. The kitchen also features integrated stainless steel Zanussi appliances, including an oven, hob, and extractor hood. There is a dedicated cupboard for the ideal Logic gas combination boiler, as well as space and plumbing for a washing machine. Additionally, the kitchen has ample space for a tall fridge freezer, and a window facing the garden at the rear of the property.



PRINCIPAL BEDROOM

11'4" x 10'1"

Having a radiator, a window facing the front elevation and timber laminate flooring. The door off opens to the ensuite.



ENSUITE

5'6" x 7'9" max

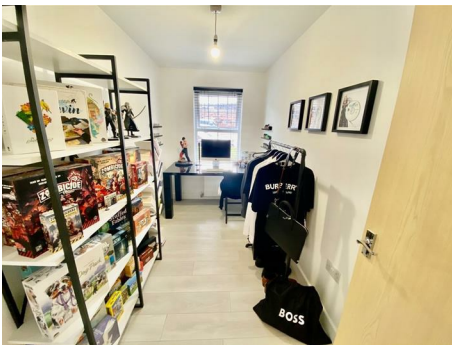
Installed with a double shower enclosure with electric shower, a dual flush, low-level WC, pedestal, wash hand basin with medicine cabinets above, radiator, partially tiled walls and an extractor fan.



BATHROOM

6'2" x 6'4"

Installed with a modern white suite, comprising a panel bath with mixer tap, dual flush low-level WC, pedestal, wash hand basin with medicine cabinet above, partially tiled walls, radiator and an extractor fan.



BEDROOM TWO

12'0" x 5'5"

Window to the front elevation, radiator and timber laminate flooring.

EXTERNALLY

To the front of the property is an allocated parking space (number 121).

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please first confirm you are eligible to purchase using the following link - <https://www.cheshirewestandchester.gov.uk/residents/housing/accessing-affordable-housing/make-an-application> - Once you have had confirmation that you are eligible, please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Tenure: Leasehold 125 years from 1st of January 2008 Service Charge: £95.30 per month

Ground Rent; £65.93 Per Year

Council Tax Band: B £1687

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	