

# Town & Country

Estate & Letting Agents

Queens Road, Chester

Offers In Excess Of £160,000



This spacious, two bedroom, second floor apartment enjoys one of the most convenient locations close to Chester city centre. Within walking distance of Chester Railway Station, restaurants and shopping amenities including Waitrose and the renowned city attractions, the River Dee and leisure facilities are also close at hand.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

A spacious second floor, two bedroom apartment, well appointed and comprising an entrance hall with a cloaks/store cupboard and a laundry cupboard off, a kitchen, through lounge/diner with a door off opening to the balcony. There is a generous sized principle bedroom with en-suite shower room, a second double bedroom and a white bathroom suite. Below the main building is an allocated parking space.

## LOCATION

Known as 'The Leadworks' and situated just off City Road, close to Chester City Centre and within walking distance of Chester Inter-City Rail Station and is therefore particularly convenient for the excellent local amenities of the City. Chester is conveniently located for travel via the M53 which leads to the motorway network, the A55 Expressway providing access to North Wales, the railway station providing direct contact to London Euston, and Manchester and Liverpool airports are within easy travelling distance.

Leisure facilities at hand include numerous golf courses, Chester Racecourse and Liverpool and Manchester football clubs are within easy travelling distance. The River Dee is within walking distance, which is a particularly noted feature of the city. The apartment is accessed from the car park either by a lift or staircase to the

second floor where there is a common entrance hall. The renowned Harkers Public House and Barton Rouge Restaurant are within walking distance of this development and they overlook the canal.

## DIRECTIONS

Proceed into Chester on the A51 road. At the Grosvenor Court Traffic Lights, proceed clockwise and take the second exit into City Road, after a short distance turn right into Queens Road, the Leadworks apartments is located at the end of Queens Road with access to the car park, with the lower level being visible.

## ENTRANCE HALL

Entrance hall with cloaks/store cupboard and wall mounted intercom telephone system.

## LAUNDRY CUPBOARD

Housing the hot water cylinder, plumbing for a washing machine, power and light.



## KITCHEN

9'10" x 7'7"

Extensive range of units comprising single bowl stainless steel sink unit with mixer tap and drainer sink, integrated cooker comprising oven and grill with hob, stainless steel splash back and extractor hood above and an extensive fitted base wall, base and drawer units with grey 'grained' finish, ceiling lighting and extractor fan.



## THROUGH LOUNGE/DINER

20'10" x 13'11"

With an electric wall heater, a window to the rear elevation and a double glazed door opening to the balcony.



## BALCONY



## PRINCIPAL BEDROOM

16'5" x 10'0"

Having a window to the rear elevation and an electric wall heater.



## EN-SUITE

Installed with a white corner shower enclosure, a low level WC, a wash hand basin, partially tiled walls and a heated towel rail.



## BEDROOM TWO

12'6" x 8'6"

Window to the rear elevation and a radiator.



## BATHROOM

Having a white three piece suite comprising a panelled bath with a thermostatic shower over, a low level WC and wash hand basin, partially tiled walls and a heated towel rail.

## EXTERNALLY

The apartment has its own underground parking space which is security accessed off Queens Road. There is a lift and stair access to the apartment from the car park.

## SERVICES

Lease term 150 Years from 1st of January 2004.

Ground Rent = \*NEW 2024 FIGURES TBC\*

Service Charge = \*NEW 2024 FIGURES TBC\*

includes building insurance, parking space, window cleaning and any up keep works.

Mains water, electric and drainage. Storage and wall panelled electric heating. Intercom wall mounted telephone. The agents have not tested the appliances listed in the particulars.

## TO ARRANGE A VIEWING

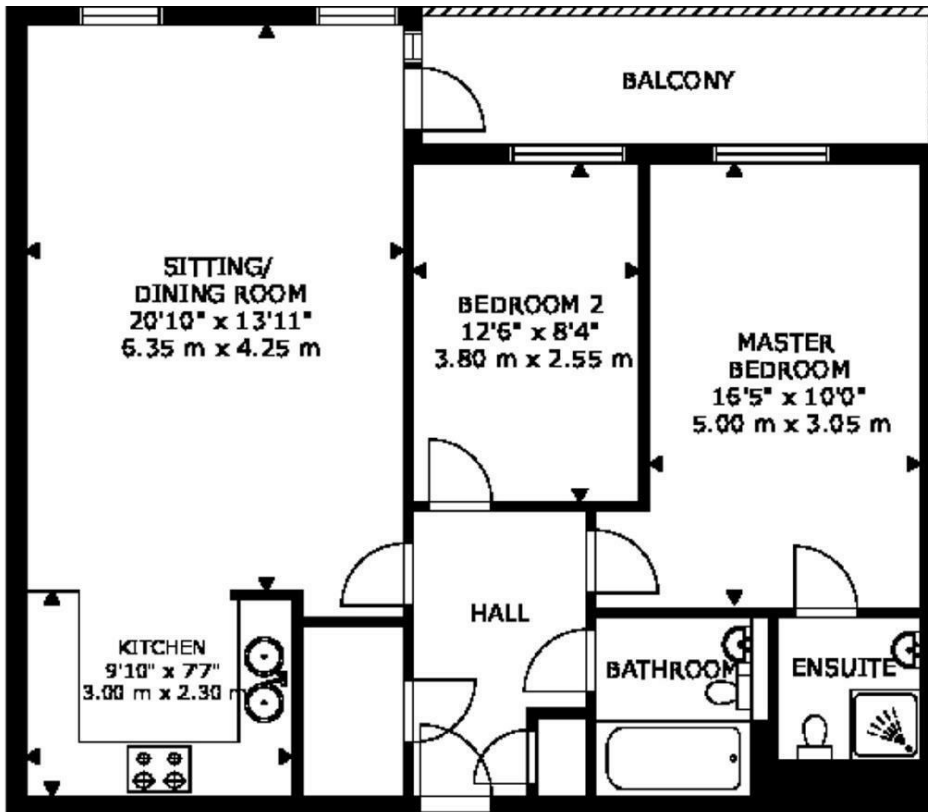
Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.**



GROSS INTERNAL AREA  
APARTMENT: 840 sq ft, 78 m<sup>2</sup>  
TOTAL: 840 sq ft, 78 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	