

Town & Country

Estate & Letting Agents

Boughton

£100,000



This contemporary one bedroom apartment is conveniently located within walking distance of Chester city centre, and comprises an entrance hall, living room, kitchen, bedroom and bathroom. With a courtyard, this property is perfect for first-time buyers or investors looking to venture into the property market.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
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DESCRIPTION

This property is a contemporary one bedroom apartment, situated within walking distance of Chester city centre. The accommodation comprises an entrance hall, living room, kitchen, bedroom and bathroom. Externally, the property is enhanced by a courtyard. This is ideal opportunity for first time buyers or investors looking to venture into the property market. The location offers convenient access to the city's amenities and attractions.



LOCATION

The district of Great Boughton lies just outside the city centre and provides a range of local shopping facilities on Christleton Road, nearby supermarkets include Sainsbury's, Aldi and Waitrose. There is also the Boughton Medical Centre and a veterinary surgery. Schools for all ages are within the vicinity with the highly regarded Boughton Heath Academy on Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane. The city centre and Chester railway station is easily accessed by car, local transport or on foot. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road, the M53 and motorway network.

DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper

Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A5, continue on Boughton/A5, take a right continue on Boughton/A5 in the other direction, the property will be located on the left.

ENTRANCE HALL

The property is entered through a double glazed composite front door, revealing a ceramic tile flooring and a turned staircase that features three rear-facing windows and ascends to the first floor apartment hallway.

HALLWAY

Upon entry through the glazed door, an hallway is revealed, featuring doors leading to the living room, kitchen, bedroom, and bathroom. In addition, there is a radiator and timber flooring. The bedroom and bathroom are accessible via oak doors, while the living room and kitchen may be accessed through glazed outdoors.



LIVING ROOM

11'6" x 14'7"

The living room features timber laminate flooring, a window to the front elevation, a radiator, access to Eve storage and having a fitted meter cupboard.



KITCHEN

6'7" x 5'5"

The kitchen area features glass-fronted shelved wall units, a base unit, and a worksurface that houses a stainless steel single drainer sink unit along with an integrated stainless steel oven, hob, and extractor hood. Space and plumbing are available for a washing machine, and the area is finished with tile splashback. A wall-mounted Ideal Logic gas combination boiler is present, and a window overlooks the side elevation. The kitchen also provides access to the loft.



BEDROOM

11'0" x 7'6"

With timber flooring, a radiator and a window facing the rear elevation (fire escape).



BATHROOM

6'7" x 5'6"

The bathroom is equipped with a three piece suite in white comprising a panel bath with a mixer tap and shower extension, accompanied by a protective glass screen. A dual flush low level WC and a pedestal wash hand basin are also included. The room features a radiator and partially tiled walls, while an opaque window facing the side elevation provides privacy.

EXTERNALLY

A timber gate opens to a courtyard, which is owned by the property, however number 102 has right of way through it.

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 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 999 years from 2019

50% building insurance £163.37

£20 ground rent

£50 general maintenance

This years cost: £233.37

Any work required on the building is split between the freeholder and owner of 100a Boughton.

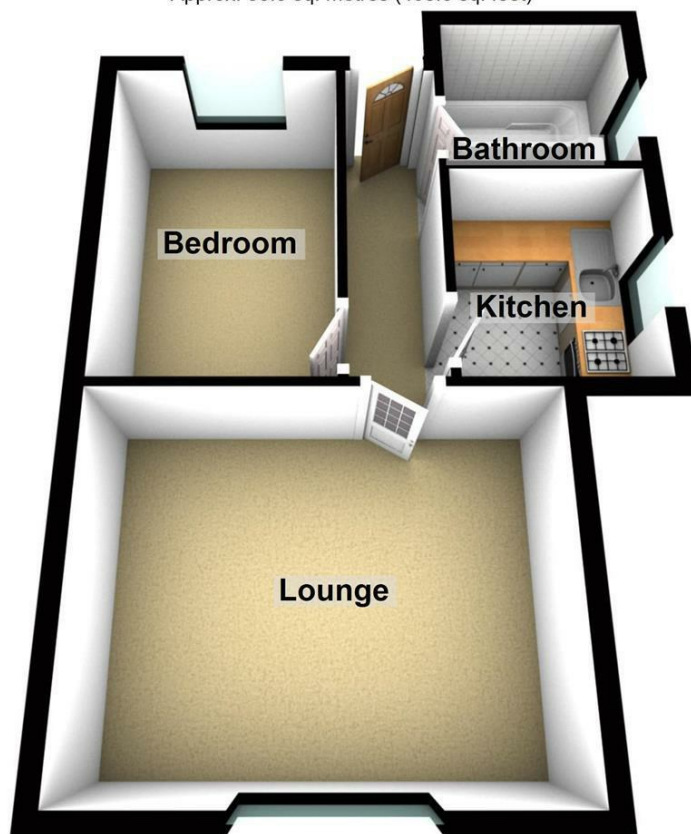
Council Tax Band: A £1518

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.

First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 38.0 sq. metres (408.6 sq. feet)

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		
(69-80) C	69	72
(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