

Town & Country

Estate & Letting Agents

Waters Edge, Chester

Offers In Excess Of £150,000



This light and spacious, two bedroom apartment is situated in a superb location within easy reach of the racecourse, Chester city centre and towpath walks along the Chester branch of the Shropshire Union Canal.

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TEL: 01244 403900



DESCRIPTION

Benefitting from both gas central heating and double glazing this light and spacious first floor apartment comprises an entrance hall, a large open plan through kitchen dining and sitting room, a principle bedroom with en-suite shower room, a second bedroom and a bathroom suite. Externally, the property is approached from the Old Port Square via fob operated remote controlled gates which leads to the Water Edge inner courtyard and to a private brick paved parking space specific to the subject property itself.

LOCATION

Constructed just prior to the millennium, Waters Edge is situated adjacent to the Dee Canal Basin and as well as being a private gated courtyard has aspects towards the historic 14th century Water Town as well as being within walking distance of the Chester Racecourse and the comprehensive range of cultural, historic, educational, recreational, retail and employment facilities within and around the Roman City of Chester. There are excellent road links to the North West communications network from Chester via the M53 motorway and A55 and fast and efficient mainline railway services to London are available from the Chester General Railway Station.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, turn left onto Watergate Street/A548, continue to follow A548, may be closed at certain times or on certain days, turn right onto S View Road. The destination will be on the right.

ENTRANCE HALL

The front door opens to timber laminate flooring, a cloaks/store cupboard off, a radiator and an intercom receiver.



KITCHEN/DINING/SITTING ROOM

26'10" x 13'3" max

A lovely light room thanks to windows facing both front and rear elevations, two radiators, timber laminate flooring to the seating area and a ceramic tiled floor in the kitchen area which is fitted with a range of wall, base and drawer units, ample work surface space housing a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a microwave, an oven and a hob with an extractor hood over and a washing machine. There are recessed down lights in the ceiling and a built in cupboard houses the gas combination boiler which was installed in 2021.



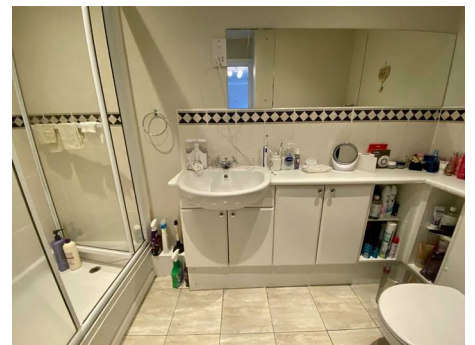
KITCHEN AREA



PRINCIPLE BEDROOM

10'10" x 10'0"

With a window to the front elevation, a radiator and two sets of built in wardrobes.



EN-SUITE SHOWER ROOM

Installed with a white double shower enclosure, a wash hand basin and vanity unit, a low level WC, partially tiled walls, ceramic tiled floor, radiator and extractor fan.



BEDROOM TWO

10'10" x 10'8"

With two sets of built in wardrobes, a window to the rear elevation and a radiator.



BATHROOM

12'0" x 4'10"

Installed with a panelled bath with shower extension, low level WC, wash hand basin, partially tiled walls, a ceramic tiled floor, radiator and an opaque window to the rear elevation.

EXTERNALLY

The property is approached from the Old Port Square via fob operated remote controlled gates which leads to the Water Edge inner courtyard and to a private brick paved parking space specific to the subject property itself (parking space 11).

TENURE

Leasehold

Service Charge/Maintenance Charge:
approximately £750 every 6 months

Ground Rent: £50 every 6 months

SERVICES

The agents have not tested the appliances listed in the particulars
Council Tax Band D, £2277

TO ARRANGE A VIEWING

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

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office 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.**

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