

Town&Country

Estate & Letting Agents

Shot Tower Close, Chester

£189,950



This stylish and spacious apartment boasts a sunny aspect, an open-plan living area, a well-equipped kitchen, and a private balcony overlooking the canal. The master bedroom features an en-suite, complemented by a sleek main bathroom. Additional highlights include electric heating, secure off-road parking, and a prime location near shops and transport links—perfect for professionals or investors.

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DESCRIPTION

This modern city-centre apartment features a sunny aspect and provides contemporary living with a spacious open-plan layout, a well-equipped kitchen with integrated appliances, and a bright living area leading to a private corner balcony overlooking the canal. The two bedrooms include an en-suite in the principal, while the main bathroom features a sleek three-piece suite. Additional benefits include electric heating, a secure off-road parking space. The prime location of the apartment provides easy access to all that Chester has to offer, including the canal, city centre, Chester Racecourse and Grosvenor Park and the River Dee. Making this an ideal purchaser for professionals or investors seeking a vibrant urban lifestyle.



LOCATION

Shot Tower Close is a modern development situated just off City Road, ideally located for Chester Railway Station, situated is a few minutes' walk

away and also Chester city centre is approximately a 5 minutes' walk from the property. The townhouse is well served, located opposite Harker's restaurant, and the development lies close to the original Leadworks building with bridge access to the Shropshire Union Canal and a large Waitrose supermarket. Easy access is also enjoyed to major road networks for those who commute.

DIRECTIONS

Leave Chester at The Bars roundabout and take the left hand turning into City Road signposted Chester Railway Station. Take the first right hand turning into Queens Crescent and proceed to the end. Turn left where Shot Tower Close will be found on the right hand side.

ENTRANCE HALL

The unit includes an intercom, an electric wall-mounted heater, and a walk-in laundry cupboard that houses the pressurized hot water cylinder, with space and plumbing for a washing machine. It also features access points leading to the living area, both bedrooms, and the bathroom.



OPEN PLAN LIVING ROOM AND KITCHEN

20'7 x 13'2

The kitchen area is fitted with a range of wall, base, and drawer units with stainless steel handles, along with wood grain effect work surfaces housing a

single-bowl, single-drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor, with space for a fridge freezer. The living room area features windows on the side elevation, an electric wall heater, and a patio door leading to the corner balcony.



BATHROOM

7'6 x 5'8

Installed with a three-piece white suite comprising a panel bath with a thermostatic shower above, a dual-flush low-level WC, a pedestal wash hand basin, and an electric heated towel rail.



BEDROOM ONE

10'8 x 10'2

Featuring an electric wall heater, a door to the en-suite, and a patio door opening to the balcony.



ENSUITE

6'2 x 5'2

Installed with a corner shower enclosure, a dual-flush low-level WC, a pedestal wash basin, and an electric heated towel rail.



BALCONY

featuring an artificial lawn and railings overlooking the canal.



BEDROOM TWO

10'3 x 9'3

With the window looking into the canal and an electric wall heater.



EXTERNALLY

Below the building is secure off-road parking, with one space allocated to the apartment.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Leasehold - Managed by E&M Estates

Ground Rent: £125.00pa

128 years left on the lease.

Service Charge for 2025 is £1791.00pa, this includes cleaning and maintenance of the building, lifts secure parking, buildings insurance water charges, alarms, external electricity, caretaker etc

Council Tax Band: D - £2,277.00

ARRANGE A VIEWING

Please contact a member of the team

and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

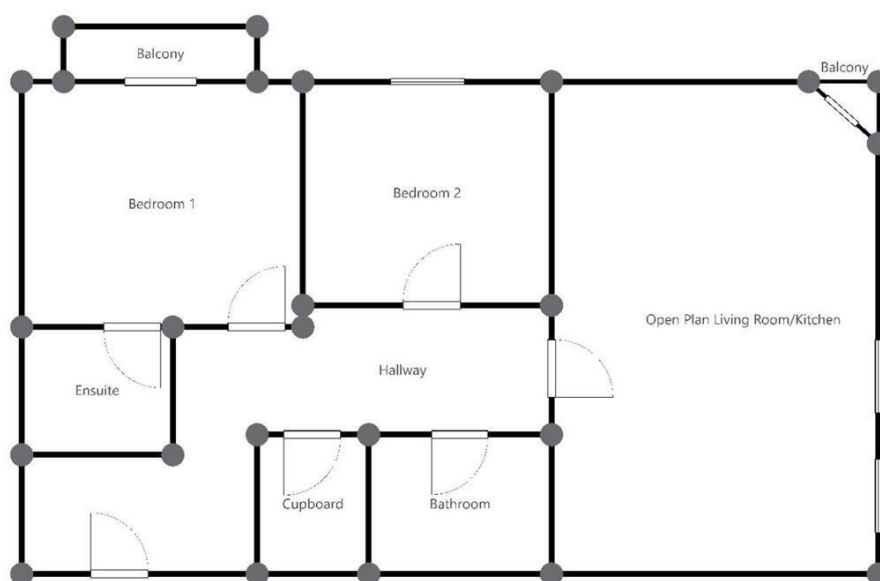
SUBMIT AN OFFER

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 & Country Estate Agents 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.

Total Sq. ft = 796.53



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	83
EU Directive 2002/91/EC		