

# Town & Country

Estate & Letting Agents

Queens Park View, Handbridge

£145,000



Forming part of a well-known retirement complex available for prospective purchasers of 55 years and above. This well-proportioned, two bedroom, second floor apartment sits in an enviable position within easy walking distance of Chester city centre and enjoying lovely views over the rooftops of city.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
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**TEL: 01244 403900**





## DESCRIPTION

The apartment itself is light and spacious, comprising a U-shaped entrance hall with a large walk-in store, an airing cupboard, and doors leading to a kitchen fitted with wall, base, and drawer units. An arched throughway opens into the living room, which offers a double aspect with views over the gardens and towards the city. There is a three-piece bathroom suite and two bedrooms, the larger of which benefits from built-in mirrored wardrobes and an ensuite shower room.



## LOCATION

The apartment is situated within walking distance of the Chester Meadows, Handbridge, and the historic Roman city of Chester with all of its attendant amenities and facilities. Quality day-to-day amenities are on hand in both Handbridge and Chester city centre. Queens Park House is also ideally placed for access to the Chester Business Park, fast and efficient access to the wider Northwest road communications network via nearby

junctions with the A55 and A483 expressways, and excellent connections to London and other parts of the country via the Chester general railway station.

## DIRECTIONS

From our Chester branch proceed down Lower Bridge Street, under the Bridge gate, and over the Old Dee Bridge into Handbridge. Proceed up Handbridge for a short distance, turning left immediately prior to the petrol station, and then first right into Queens Park View. Queens Park House will be observed in its imposing position on the right hand side.

## ENTRANCE HALL

14'10 x 5'6

A U-shaped entrance hall with an electric wall heater, an airing cupboard, and doors leading to the kitchen, living room, bathroom, and both bedrooms, the principal of which has an ensuite shower room. A further door opens to a large walk-in store.

## WALK-IN-STORE

8'6 x 4'2

This walk-in store is fitted with lighting.



## KITCHEN

14'2 x 6'5

The kitchen is fitted with a range of wall and base units with worksurface space housing a stainless steel single-drainer sink unit with tiled splashback. A double-glazed window faces the front elevation, and there is space for a

cooker and a tall fridge-freezer. An arched throughway leads into the living room.



## LIVING ROOM

15'4 x 14'2

With an electric wall heater, this double-aspect room boasts views through double-glazed windows to the front and side elevations, overlooking the garden and with views toward the city.



## BATHROOM

6'1 x 5'8

The bathroom is fitted with a three-piece coloured suite comprising a panel bath with electric shower above, a low-level

WC, and a vanity unit with wash hand basin. The walls are partially tiled, and there is a high-level electric wall heater.



## BEDROOM ONE

11'6 x 5'6

With a double-glazed window facing the side elevation and built-in mirrored double wardrobes. A door opens into the ensuite shower room.



## ENSUITE SHOWER ROOM

6'2 x 7'1

Installed with a grey three-piece suite comprising a shower with curtain and a wall-mounted electric shower, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is access to the loft space above.

## BEDROOM TWO

9'5 x 6'5

With an electric wall heater and a double-glazed window to the side elevation.

As mentioned, please refer to Rightmove Plus for further information about the development, gardens, and communal areas.



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## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Leasehold

Council Tax: B

service charge= £1,511.62

Ground Rent= £356.01

## 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.

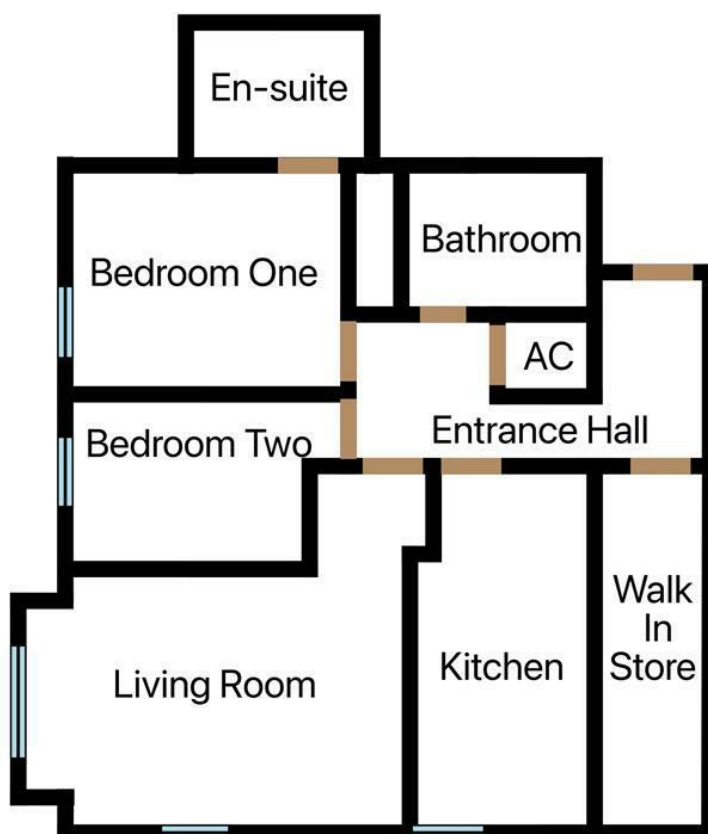
## SUBMIT AN OFFER

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.



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	73	79
(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	