



BOWEN

PROPERTY SINCE 1862

Guide Price £179,500

2 Winchester House, The Square,
Seller Street, Chester CH1 3AJ

🏠 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

A modern purpose-built ground-floor residential apartment situated close to Chester City Centre and all its amenities including Grosvenor Park and the Railway Station. The accommodation features two double bedrooms (main en-suite) and there is also a separate study/bedroom 3. In addition there is a spacious living room to a fitted kitchen, which has a full range of integrated appliances and a bathroom fitted with modern suite including shower. The property has designated parking to secure under-croft.



Accommodation

Reception Hall: 10' 10" x 3' 10" (3.30m x 1.17m)

Approached through a solid door. Laminate timber-effect flooring. Electric night storage heater. Ceiling spot-lights.

Walk-In Cloaks Cupboard: 4' 7" x 2' 4" (1.39m x 0.71m)

Fitted hot water cylinder having fitted shelving above. Loft access-point.

Study/Bedroom 3: 7' 6" x 7' 1" (2.28m x 2.15m) Electric night storage heater. Fitted shelving. Dimmer control lighting.

Inner Hallway: 14' 4" x 3' 7" (4.37m x 1.08m) Laminate timber-effect flooring. Ceiling spot-lights. Smoke alarm.

Living Room: 15' 10" x 14' 8" (4.82m x 4.48m) Two double glazed windows. Electric night storage heater. Laminate timber-effect flooring. Fitted wall unit containing housing for television together with storage and display cupboards. Intercom telephone. Ceiling spot-lights. Television aerial point. Media point.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Kitchen: 19' 11" x 6' 11" (6.08m x 2.10m)

Fitted with a range of shaker-style laminate-fronted units comprising one-and-a-half-bowl single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets having concealed pelmet under-lighting. Integrated refrigerator and freezer. Tall larder unit. Integrated dishwasher. Drawer pack. Integrated washing machine. Fitted laminate granite-effect topped work surfaces having inset four-ring halogen hob. Fitted electric oven and grill with cooker hood above. Tiling to floor. Tiling to work areas. Ceiling spot-lights. Electric night storage heater to Dining Area.



Bedroom 1: 11' 1" x 10' 0" (3.39m x 3.04m) Electric night storage heater. Fitted double wardrobe. Fitted bed-head and bedside cabinets.

En-Suite Shower Room: 6' 11" x 6' 8" (2.11m x 2.02m) Fitted with a modern three piece suite finished in white comprising close flush w.c., pedestal wash hand basin and shower tray with thermostatic shower fitted above. Range of chrome finished fittings including heated towel rail and shower cubicle with glazed doors. Tiling to floor. Tiling to shower. Half tiling to w.c. and wash hand basin.





Bedroom 2: 11' 9" x 7' 10" (3.58m x 2.40m) Electric night storage heater. Fitted double wardrobe. Fitted bedside cabinets. Electric night storage heater.

Bathroom: 6' 11" x 5' 11" (2.11m x 1.81m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin with monobloc mixer tap attachment and twin-grip panelled bath having fitted shower above from mixer tap attachment. Range of chrome finished fittings including heated towel rail. Full tiling to bath and shower area with half tiling to remaining walls. Tiling to floor. Electric shaver point. Ceiling spot-lights.

Agent's Note: The property has double glazed windows to all openings.

Outside: For vehicular access, the property is approached via Seller Street to an under-croft Car Parking Area with Car Parking Space No. 21. An inner doorway with staircase and lift accesses the ground floor communal hallway to the private entrance hall referred to above.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. Heating to the property is via electrical appliances as indicated in the particulars.

Tenure: The property is understood to be held on the basis of a very long leasehold interest for a term of 999 years from the 1st January 2002.

Outgoings are understood to be:

Ground Rent £175.00 per annum.

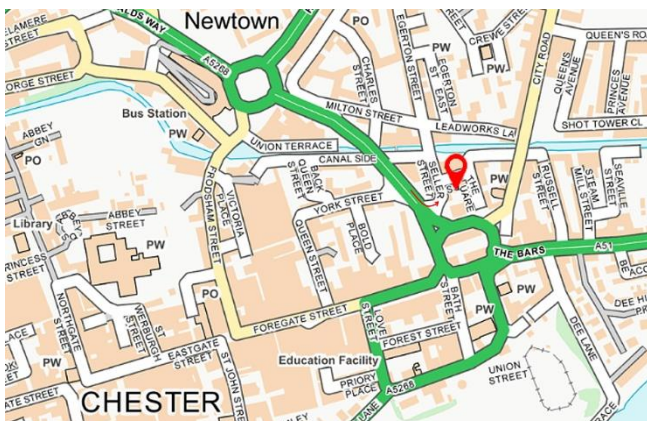
Service Charge £2759.12 per annum.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 73|C.

Council Tax Band: The property is rated in Band "E".

Directions: See attached location plan attached to these particulars.

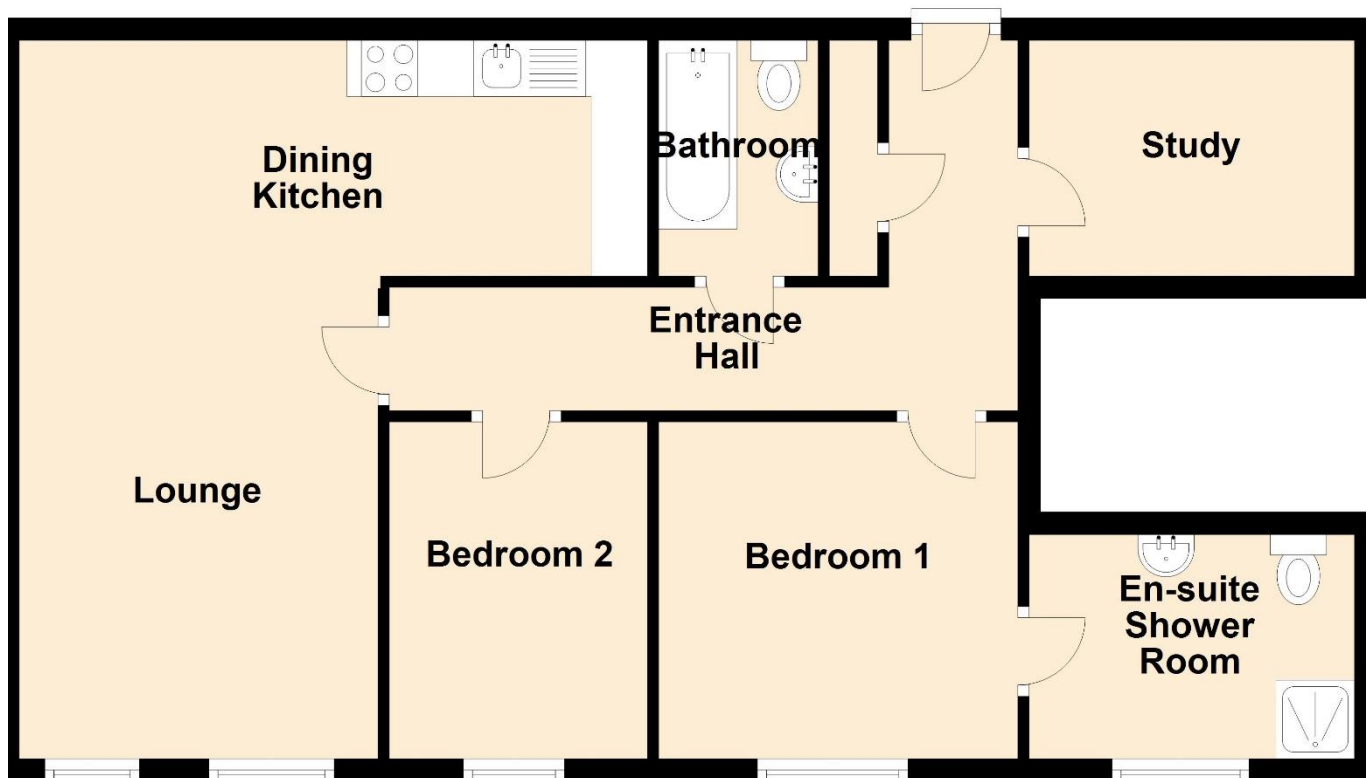


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Ground Floor

Approx. 69.2 sq. metres (745.2 sq. feet)



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