

# CHANGING HOME



**Queens Road | The Leadworks | Chester | CH1 3BB**

**£92,000**

An opportunity to buy 100% share in a modern city centre ground floor one double bedroom apartment at 20% discount. Ideal for a first time buyer subject to certain eligibility criteria. Applications can more information can be made with Cheshire West & Chester Council. Hall, large lounge/kitchen/diner, double bedroom and bathroom. Electric heating and UPVC double glazed. NO ONWARD CHAIN.

## Property Description

### LOCATION

The apartment is set in the heart of Chester City Centre with bars, shops and restaurants within a short walk. The railway station is very close at hand as is the canal with Waitrose just across the bridge over the canal.

### HALL

With wood effect laminate floor and an electric wall heater. Large built in cupboard with hot water cylinder.

### LOUNGE/KITCHEN/DINER

23' 3" x 8' 10" (7.09m x 2.69m) A large open plan multi purpose room.

The kitchen has fitted floor and wall units. Stainless steel sink unit. Integral oven and hob with extractor hood over. Space for a fridge/freezer.

4 UPVC double glazed windows, wood effect laminate floor and electric wall heater.

### BEDROOM

12' 7" x 9' 4" (3.84m x 2.84m) plus doorway. With a UPVC double glazed window and electric wall heater.

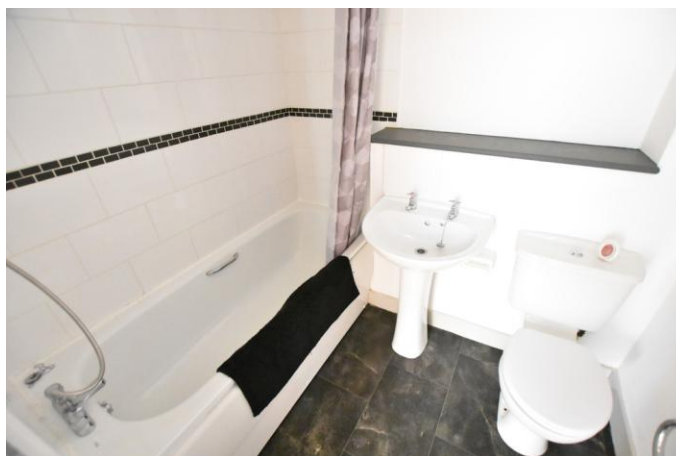
### BATHROOM

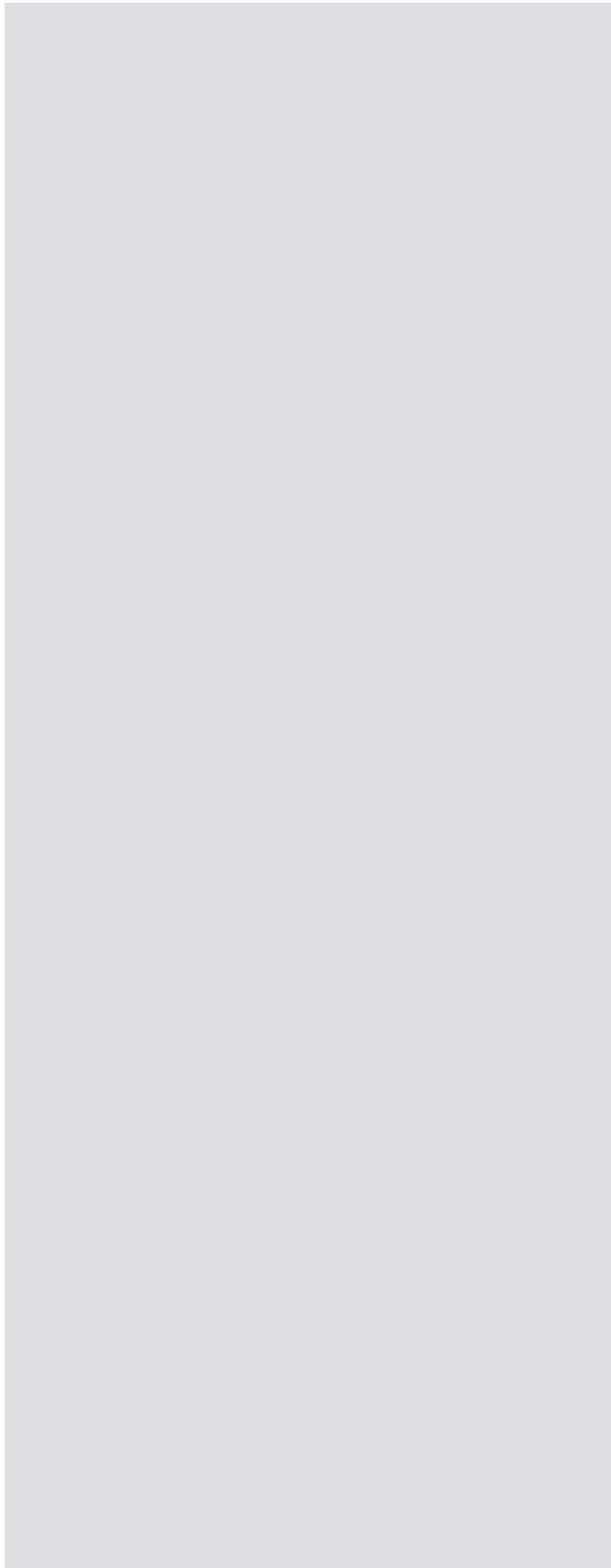
6' 9" x 5' 9" (2.06m x 1.75m) With a white suite of a WC, wash hand basin and panelled bath with shower attachment. Partly tiled walls, heated towel rail and extractor fan.

### LEASEHOLD DETAILS

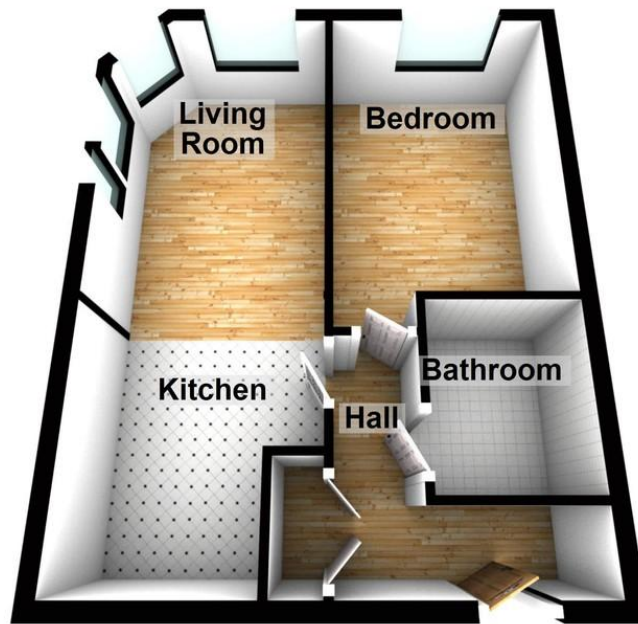
The apartment is held on a long lease.

The service charge is we understand around £800 per annum with ground rent around £125 per annum.





## Ground Floor



for illustration only not to scale  
Plan produced using PlanUp.

### Tenure

Leasehold

### Council Tax Band

B

### Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

### Contact Details

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Chester  
Cheshire  
CH1 1RS

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[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements