

CHANGING HOME



55 The Wharf | New Crane Street | Chester | CH1 4HZ

£170,000

A spacious TWO bedroom modern apartment excellently located on the edge of Chester City centre. The property briefly comprises hall, two double bedrooms (master with en-suite), open plan living/kitchen area and bathroom. Lift access and underground secured parking. Viewing highly recommended.

Property Description

LOCATION

The apartment is prominently situated on the edge of Chester City Centre which offers a large selection of shops, bars, offices and restaurants. The apartment complex is on the banks of the River Dee and a stones throw from the famous Chester Racecourse. Going out of the city is the greyhound retail park with many shops, cafes and supermarkets.

HALL

With wood effect laminate floor, 2 electric wall heater. Airing cupboard and built in store cupboard.

KITCHEN/LOUNGE/DINER

18' 11" x 12' 11" (5.77m x 3.94m) and 9' 5" x 6' 11" (2.87m x 2.11m) A very spacious multi purpose open plan room.

There is an attractive kitchen with a range of fitted floor and wall unit, integral fridge/freezer, oven, hob and stainless steel extractor hood over. 1 1/2 bowl stain less steel sink unit. Space for a washing machine and recessed spotlights.

With wood effect laminate floor throughout, 2 electric wall heater and double glazed French doors onto a Juliette Balcony which allows a stunning view towards Chester City Centre.

BEDROOM 1

14' 2" x 8' 2" (4.32m x 2.49m) approx. With electric wall heater and double glazed window.

EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Tiled floor and partly tiled walls. Heated towel rail, extractor fan and recessed spotlights.

BEDROOM 2

14' 2" x 8' 0" (4.32m x 2.44m) With electric wall heater and double glazed window.

BATHROOM

5' 11" x 6' 8" (1.8m x 2.03m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled floor and partly tiled walls. Heated towel rail, extractor fan and recessed spotlights.

PARKING

There is an allocated parking space within a secure underground parking area below the development.



LEASEHOLD INFORMATION

We understand the service charge is £259 per month which includes water. The ground rent is £150 per annum. The property is held on 150 years lease from 1 January 2002





Tenure

Leasehold

Council Tax Band

D

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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