

# CHANGING HOME



**76 Pearl Lane | Vicars Cross | Chester | CH3 5NU**

**£112,500**

A TWO bedroom first floor apartment for over 55s in the heart of popular Vicars Cross. In brief: Porch, hall, staircase, lounge, kitchen, 2 bedrooms and bathroom. Parking spaces on first come first serve basis. Attractive communal gardens. UPVC double glazed. NO ONWARD CHAIN. Viewing recommended.

## Property Description

### LOCATION

The apartment is set in the heart of popular Vicars Cross close to local amenities. The City Centre is a short drive away and well served by public transport. The main road network is easily accessed.

### LEASE INFORMATION

We understand the lease is 999 years from 19 August 1992 (967 remaining). We also understand the annual service charge is currently £1,611.05 which covers the maintenance of common parts and building insurance, window cleaning and maintenance of the gardens.

### HALL

The hall is accessed by a UPVC front door and via a storm porch with built in store cupboard. UPVC double glazed window.

### LANDING

10' 1" x 2' 10" (3.09m x 0.88m) With loft access, airing cupboard and intercom.

### KITCHEN

10' 9" x 8' 7" (3.28m x 2.64m) With a range of fitted timber floor and wall units. 1 1/2 bowl stainless steel sink unit. Oven, hob and extractor fan. Space for a washing machine. Partly tiled walls. UPVC double glazed window and radiator.

### LIVING ROOM

14' 1" x 10' 4" (4.31m x 3.17m) With UPVC double glazed window, radiator and large storage cupboard.



## **BEDROOM ONE**

11' 4" x 10' 5" (3.46m x 3.18m) With UPVC double glazed window, radiator and fitted wardrobes.

## **BEDROOM TWO**

8' 3" x 8' 8" (2.54m x 2.66m) With UPVC double glazed window, radiator and storage cupboard housing a Worcester Combi-Boiler.

## **BATHROOM**

7' 1" x 5' 5" (2.16m x 1.67m) With W/C, wash hand basin, bath with electric shower over, frosted UPVC window, radiator and laminate flooring.

## **OUTSIDE**

There are beautiful communal gardens with a patio and communal use storage shed that can be used to store a bike.





## Tenure

Leasehold

## Council Tax Band

C

## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

www.changing-home.co.uk  
jeremy@changing-home.co.uk  
01244 345664

%epcGraph\_c\_1\_349%

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