

CHANGING HOME



City Quay | Leadworks Lane | Chester | CH1 3BL

£265,000

A spacious, well appointed two bedroom second floor apartment offered with **NO ONWARD CHAIN**. The property sits perfectly alongside the canal waterfront on the edge of Chester city centre and transport links. Two double bedrooms, two bathrooms, balcony with canal views and secure gated parking.

Property Description

LOCATION

The apartment occupies a superb Canalside location within the City Centre. The main railway station is a short walk away. Chester's shops, bars and restaurants are also close at hand.

HALL

With LVT flooring radiator and built in cupboard.

LIVING ROOM

16' 11" x 11' 6" (5.16m x 3.51m) and 9' 5" x 8' 5" (2.87m x 2.57m) With double glazed windows and double glazed patio doors onto a large balcony overlooking the canal. Also a double glazed sash window. Recessed spotlights and 2 radiators. Fitted store units.

KITCHEN

9' 5" x 8' 0" (2.87m x 2.44m) With a range of fitted floor and wall units. 1 1/2 stainless steel sink unit. 4 ring gas hob with extractor over. Oven and partly tiled walls. Washing machine, fridge/freezer and dishwasher. Double glazed sash window.

BEDROOM 1

13' 5" x 10' 2" (4.09m x 3.1m) plus doorway. With radiator, wall light point and glazed door to a Juliette balcony.

EN-SUITE

6' 3" x 6' 1" (1.91m x 1.85m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. part tiled walls, recessed spotlights and extractor fan.

BEDROOM 2

10' 0" x 9' 0" (3.05m x 2.74m) With radiator and double glazed sash window.



BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) With a white suite of a WC, wash hand basin and paneled bath. Extractor fan, part tiled walls and heated towel rail.

PARKING

There is allocated parking with a secure gated area within the building.

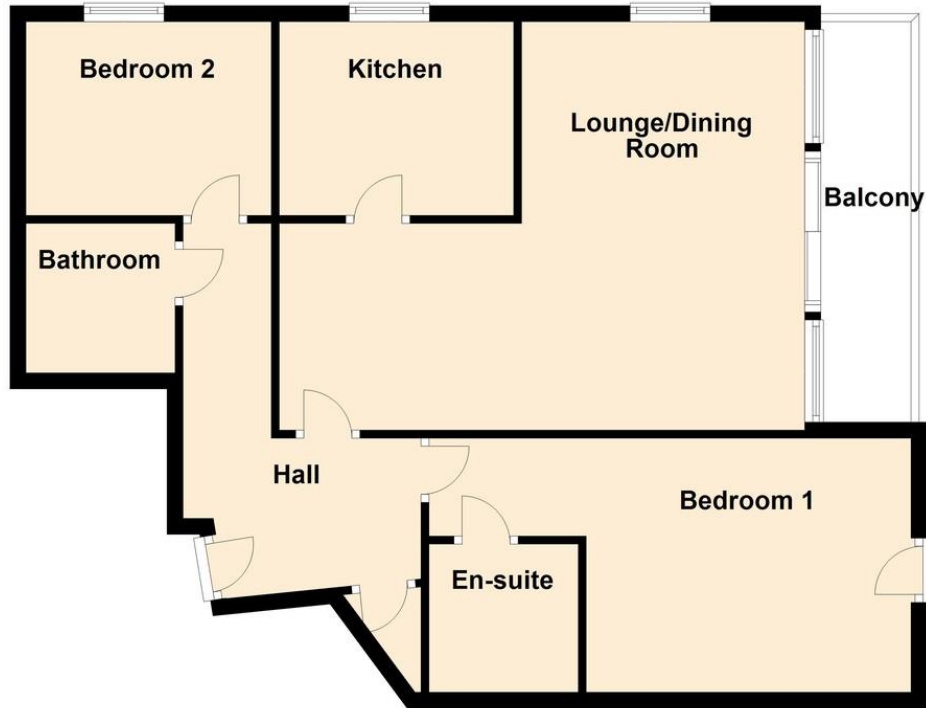
LEASE DETAILS

We understand the apartment is held on a 999 years from 31 March 2004 with 979 years remaining. We understand there is no ground rent payable and the service charge is £2871 per year.



Ground Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

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	80	84
(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