

# CHANGING HOME



**Black Diamond Park | Chester | CH1 3ET**

**Offers In Region Of £160,000**

A superbly appointed two bedroom first floor modern apartment has its own front door and ideally set between Hoole, Chester City Centre and the main railway station. With allocated parking, UPVC double glazing and gas central heating the property is ideal for investors or owner/occupiers.

## Property Description

### PROPERTY DETAILS

This modern purpose built apartment has its own front door and close to Hoole, Chester City Centre and the main railway station. With allocated parking, UPVC double glazing and gas central heating the property is ideal for investors or owner/occupiers.

### LOCATION

The apartment is a short walk form Chester City Centre, Hoole and the main railway station. There are local shops and pubs close by.

### HALL

With a built in store cupboard with shelves and light. Radiator and loft access.

### LOUNGE/DINER

With UPVC double glazed French doors onto a Juliette balcony. Two radiators and wood effect laminate floor.

### KITCHEN

With a range of fitted floor and wall units. Stainless steel sink unit. 4 ring hob with oven and extractor hood over. partly tiled walls, wood effect laminate floor. Integral Fridge/Freezer and dishwasher. Space for a washing machine and fridge/freezer. Ideal combi boiler.

### BEDROOM 1

With fitted wardrobes, radiator and UPVC double glazed window.

### EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Extractor fan, wood effect laminate floor and radiator. Recessed spotlights.

### BEDROOM 2

With radiator and UPVC double glazed window.



## BATHROOM

With a white suite of a WC, wash hand basin and paneled bath. Partly tiled walls and radiator. Extractor fan and recessed spotlights.

## PARKING

The property has an allocated parking space.

## LEASE DETAILS

The apartment is held on the residue of a 125 year lease from 1st January 2008. The service charge we understand is currently £105.09 per month with a ground rent of £150 pa.



## First Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

### Tenure

Leasehold

### Council Tax Band

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### 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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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