

CHANGING HOME



Apt 1, 8 Curzon Park South| Chester | CH4 8AB

£350,000

A spacious TWO bedroom ground floor apartment forming part of a converted period building situated in the highly desirable Curzon Park South. The property in brief: hall, large open plan kitchen/dining/lounge area, two double bedrooms, two bathrooms, communal gardens and two allocated parking spaces. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set in the heart of Curzon Park one of Chester's foremost residential areas tucked away off Curzon Park south within a private gated development. Curzon Park is set just to the south of the City Centre close to the River Dee. Access to the main road network is simple via the A55. Chester Business Park and Kings School are within a short drive. The City Centre is within walking distance

LEASE DETAILS

We understand the property is held of a 150 years from 1 January 2008 with 133 years remaining. We understand the monthly service charge £286.77.

COMMUNAL ENTRANCE

With communal lighting, electric meter cupboard and the original impressive staircase leading to the first floor.

HALL

With intercom, double storage cupboard, single storage cupboard housing a promax combi-boiler, radiator and alarm.

LIVING/DINING AREA

Large multi purpose room with two radiators, sash double glazed windows and wood effect laminate flooring.

KITCHEN

With timber & gloss wall & floor base units, 1 & 1/2 sink bowl unit, single oven, 5 ring gas hob with extractor fan over, integral fridge/freezer, washing machine & dishwasher, timber effect worktops with breakfast bar. Wood effect laminate flooring.

BEDROOM ONE

With double glazed sash windows, large fitted timber wardrobes and radiator.

EN-SUITE

With shower cubicle, W/C, wash hand basin, frosted double glazed sash window, partly tiled walls, heated towel rail, extractor fan and laminate flooring.

BEDROOM TWO

With fitted wardrobes, double glazed sash windows and radiator.

BATHROOM

With tile panelled bath with shower over, W/C, wash hand basin,



partly tiled walls, heated towel rail, extractor fan and laminate flooring.

OUTSIDE

The Curzon House development is set within its own grounds and is approached via double opening electronic gates off Curzon Park South. The driveway leads to two allocated parking spaces to the rear of the property. There is also a pedestrian gate accessed via a code. Beautifully maintained communal gardens with mature shrubs and attractive trees. External gas meter box, bike store and communal bin/recycling store.





Tenure

Leasehold

Council Tax Band

E

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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