

# CHANGING HOME



**The Old Post Office | Station Road | Chester | CH1 3DR**

**£240,000**

A spacious two bedroom city centre duplex apartment adjacent to Chester train station. Being sold with NO ONWARD CHAIN this property briefly comprises: Hall, open plan living/dining/kitchen area, two double bedrooms, W/C, bathroom and allocated parking space. Ideal for a first time buyer or investor

## Property Description

### LOCATION

The apartment occupies a prime spot on the edge of the City Centre adjacent to Chester train station. All Chester's shops, bars and offices are within a short walk. The popular village of Hoole is also a short distance away with its own local amenities.

### HALL

With radiator, intercom, alarm and stairs to first floor.

### KITCHEN

With fitted floor and wall units, stainless steel sink, oven with 4 ring gas hob over, space for washing machine, extractor hood, vinyl flooring and partly tiled walls.

### LIVING/DINING AREA

16' 6" x 16' 1" (5.04m x 4.91m) With two radiators and two sash windows with secondary glazing.

### MASTER BEDROOM

16' 6" x 16' 1" (5.04m x 4.91m) With radiator and double glazed window.

### BATHROOM

With W/C, wash hand basin, paneled bath with mains powered shower, partly tiled walls, extractor fan, radiator and vinyl flooring.

### BEDROOM TWO

11' 5" x 9' 1" (3.50m x 2.77m) With double glazed window and radiator.

### W/C

5' 2" x 3' 4" (1.58m x 1.02m) With W/C, wash hand basin and radiator.

### LEASEHOLD DETAILS

We understand the property is held on a 125 year lease set in 2011 with 111 years remaining. We understand the combined service charge & ground rent is £81.80 pcm.

### PARKING

Allocated parking space for one car secure behind the building.

### OUTSIDE

within the secure courtyard there is a bin store and bike storage.









## Tenure

Freehold

## Council Tax Band

B

## 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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