

CHANGING HOME



Montrose Court | Chester | CH4 8BD

£120,000

A very well appointed modern ground floor two bedroom apartment just off very popular Hough Green.

Kitchen, living room, 2 bedrooms, bathroom and hallway. Off road parking. UPVC double glazed and gas central heating. NO ONWARD CHAIN.

Property Description

LEASEHOLD DETAILS

The apartment is held on a 125 year lease from 1991. The ground rent is £10 per annum and we understand the service charge is £1400 per annum.

LOCATION

The apartment is set just off very popular Hough green within walking distance of Chester City Centre and Handbridge. There are local shops and pubs very close at hand. Access to Chester Business park, A55 and airbus is simple.

HALL

The hallway has a door leading to communal hallway at the rear. With 2 large built in store cupboards and a built in linen cupboard. Radiator.

LIVING ROOM

14' 8" x 11' 4" (4.47m x 3.45m) With a large UPVC box window to the front. Radiator and coved ceiling.

KITCHEN

A recently fitted kitchen with attractive floor and wall units. Small breakfast bar. 1 1/2 bowl stainless steel sink unit. Oven, ceramic hob and stainless steel hood. Space for a fridge/freezer and washing machine. Worcester combi boiler. Partly tiled walls. Radiator and UPVC double glazed window.



BEDROOM 1

With UPVC double glazed window and radiator.

BEDROOM 2

With UPVC double glazed window and radiator.

BATHROOM

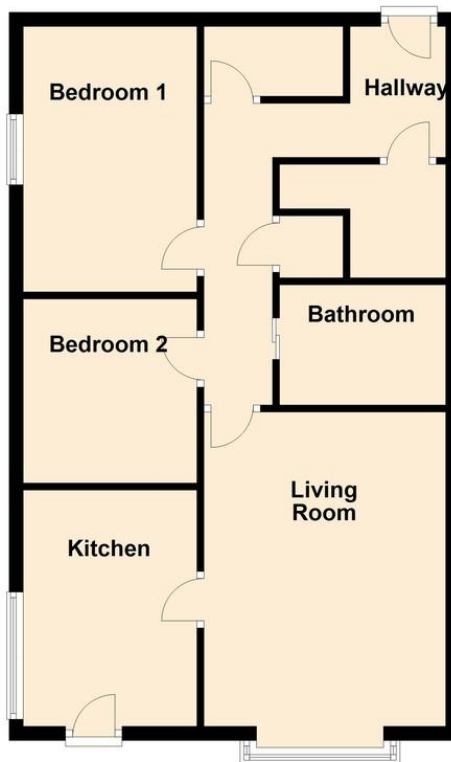
A very appointed bathroom suite in white with a WC, wash hand basin on a vanity unit and tiled shower cubicle. Extractor fan, radiator and wood effect laminate floor.

PARKING

There is ample off road parking on a first come first served basis.



Ground Floor



for illustration only not to scale
Plan produced using PlanUp.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	79
(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 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