

CHANGING HOME



22 Kingswood | Kingsway | Chester | CH2 2FF

£140,000

A superbly appointed 2 bedroom ground floor apartment for over 55's within a modern development with excellent communal facilities providing superb leisure and care support. You own a 75% share but don't pay rent on the other 25% share. Resident and visitor off road parking. No Onward Chain.

Property Description

LEASEHOLD INFORMATION

The property is held on a 125 year lease from 1st April 2015 meaning that there is 115 years left to run. Whilst this is a 75% share in the apartment there is no rental paid on the non owned 25% share.

There is service charge payable of £648 per month. This includes provision of electric, gas, water and the communal management fee for the services supplied, communal facilities and property management.

HALL

With two store cupboard and a utility cupboard with plumbing for a washing machine. Storage heater.

LOUNGE/DINER

11' 3" x 14' 11" (3.43m x 4.55m) With a double glazed door and full length windows to the patio and communal gardens at the rear of the apartment. Fireplace with electric fire and storage heater.

KITCHEN

11' 3" x 8' 10" (3.43m x 2.69m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Ceramic hob with stainless steel extractor over. Oven. Space for a fridge/freezer. Recessed spotlights, partly tiled walls and wood effect laminate floor. Double glazed window to the communal hallway.

BEDROOM 1

15' 0" x 9' 2" (4.57m x 2.79m) With wall heater and double glazed window.

BEDROOM 2

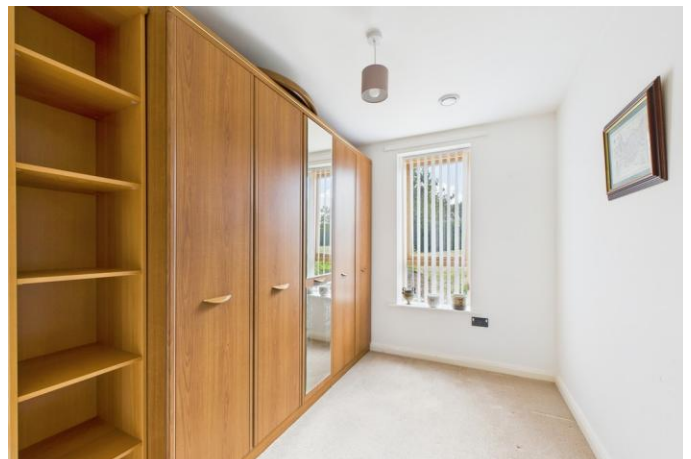
10' 1" x 7' 6" (3.07m x 2.29m) With storage heater and double glazed window.

SHOWER ROOM

8' 10" x 5' 9" (2.69m x 1.75m) A large well equipped wet room with a white suite of a WC, wash hand basin and shower. Extractor fan, tiled walls and recessed spotlights.

DEVELOPMENT INFORMATION

Kingswood is an excellent purpose built development completed around 10 years ago. There is reception area and security provided 24/7 together with a 24 emergency caring service. The development has an array of services within the site. These include a large lounge, function room, craft room, TV room, library, hairdressers and soon to be re opened bistro. There are also guest



suites for visitor use at a small extra cost and a bathroom with bath that can be booked. Outside are landscaped communal gardens and an allotment. Finally there is parking for residents and visitors.

LOCATION

The development is within a popular residential area and a short walk a parade of local shops including a chemist and dentist. There are doctor's surgeries close by. Chester City Centre is well served by public transport and access to the main road network is simple.



Ground Floor



Tenure

Leasehold

Council Tax Band

C

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	81	81
(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