



Wetherby Close | Chester | CH1 4PR

£135,000

A very well appointed purpose built two bedroom ground floor apartment. Located in a very popular spot within walking distance of Chester City Centre and with allocated parking. Hall, lounge/diner, kitchen, two double bedrooms and bathroom. Sold subject to current tenancy (achieving £800pcm) with NO ONWARD CHAIN. Garage and allocated parking space.

Property Description

LOCATION

The apartment is set at the entrance to a cul-de-sac within a very popular residential development. Chester City Centre is within walking distance. Both the River Dee and Chester Racecourse are close and the Greyhound Retail Park is also within a short walk. The property is well served by public transport links, with bus stops located just outside the development.

HALL

9' 4" x 6' 9" (2.87m x 2.07m) Accessed via the front door a large built in store cupboard with hot water cylinder.

LIVING/DINING ROOM

14' 10" x 9' 4" (4.54m x 2.87m) With UPVC double glazed windows and electric wall storage heater.

KITCHEN

8' 7" x 5' 1" (2.62m x 1.56m) With a range of fitted wall and floor units. Stainless steel sink unit. Electric hob with oven below and stainless steel extractor fan over. Tiled floor and partly tiled walls. UPVC double glazed window and wall mounted fan heater. Space for a washing machine.

BEDROOM ONE

10' 0" x 10' 10" (3.07m x 3.31m) With electric heater and UPVC double glazed window.

BEDROOM TWO

9' 5" x 7' 8" (2.88m x 2.34m) With electric heater and UPVC double glazed window.



GARAGE

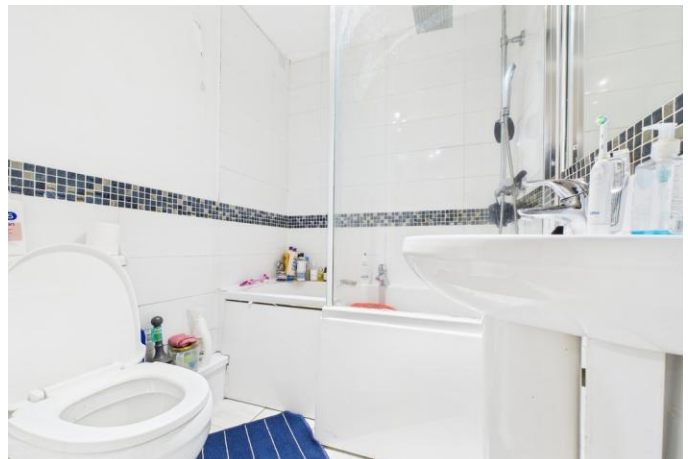
This apartment comes with a garage ideal for storage along with an allocated parking space in front of it.

LEASEHOLD DETAILS

The property has a 125 year lease from 1st June 1989 with 88 years remaining. We understand the service is £112 per calendar month and there is NO ground rent payable.

USEFUL INFORMATION

The property is to be sold subject to the current tenancy with a rental of £800 per calendar month.





Tenure

Leasehold

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	69	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 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