

CHANGING HOME



Saddlery Way | Chester | CH1 4LW

£85,000

A chance to acquire a 50% share in a modern two bedroom ground floor apartment being part of a very popular development overlooking Chester's Roodee racecourse and River Dee. The apartment is beautifully presented and has allocated parking. Ideal first time buyer home.

Early viewing advised. Staircasing can be done to own the full 100%

Property Description

LOCATION

The apartment is part of a very popular development overlooking Chester's Roodee Racecourse and alongside the River Dee. Chester City and its bars, shops and offices are a short walk away.

HALL

7' 3" x 6' 4" (2.23m x 1.94m) With vinyl flooring, storage cupboard, alarm and intercom.

KITCHEN/LOUNGE/DINER

14' 6" x 20' 5" (4.43m x 6.24m) The kitchen has a range of fitted floor and wall units. Stainless steel sink unit, 4 ring hob and oven with stainless steel extractor fan over. Spotlights, space for a fridge/freezer and washing machine. There are also 2 electric wall heaters and 2x UPVC double glazed windows.

BEDROOM ONE

9' 4" x 13' 4" (2.87m x 4.08m) With UPVC double glazed window and electric heater.

BEDROOM TWO

6' 7" x 13' 3" (2.03m x 4.06m) With UPVC double glazed window and electric heater.

BATHROOM

5' 10" x 6' 5" (1.78m x 1.98m) With a white suite of a WC, wash hand basin and paneled bath with shower attachment and screen. Partly tiled walls and extractor fan.



LEASEHOLD DETAILS

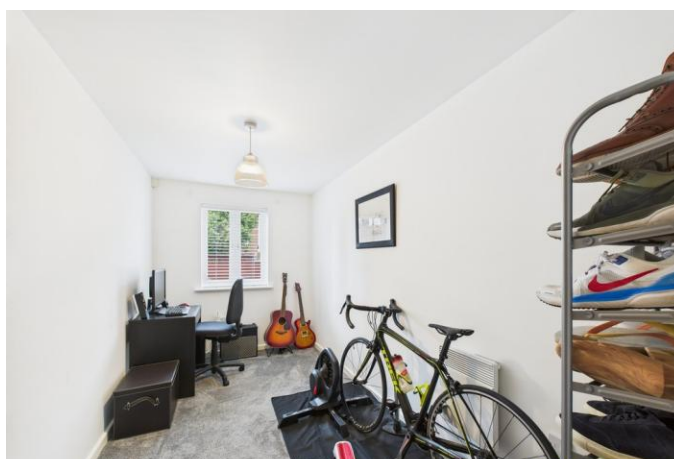
The property is held on a long lease with 171 years remaining and the total service charge, ground rent and rent (paid to Muir Housing) payable at present combined is approx £425pcm.

PARKING

The apartment has an allocated parking space.

FULL OWNERSHIP

There is an opportunity to acquire the other 50% ownership which can be staircased via Muir Housing to the total value of £170,000.





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	88	88
(69-80) C		
(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