



61 Maltby Shot Tower,  
Robinson Way, Chester, CH1 3FA



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Situated within the highly sought after Shot Tower Development overlooking the Shropshire Union Canal and situated within walking distance of Cheshire City centre as well as the train station this well presented one bedroom apartment is ideal for investment pied-a-terre.

- Second Floor Apartment with lift as well as stairwell access.
- Reception Hall, 6.1m open plan Kitchen Diner Living Room with balcony overlooking the Shropshire Union Canal.
- Double Bedroom, well appointed bathroom, Utility Cupboard.
- Conveniently situated for the facilities within Chester city Centre and within 50m of Waitrose.

## Accommodation

This second floor apartment can be accessed either via a residents lift or staircase. The front door of the property opens to a **Reception Hall** which in turn gives access to the open plan Kitchen Dining Living Room, double Bedroom, Bathroom and a large Utility cupboard.

The **6.1m x 3.8m open plan Kitchen Dining Living area** has a floor to ceiling picture window and matching full length glazed door both of which let in an abundance of natural light, the door opens onto a balcony which is large enough to accommodate table and chairs and overlooks the Shropshire Union Canal. The kitchen is fitted with gloss fronted wall and floor cupboards, a worksurface incorporates a four ring ceramic hob with an extractor filter above and oven beneath, there is an integrated fridge freezer and dishwasher.

The **Double Bedroom 3.5m x 3.1m** also has a floor to ceiling picture window with views towards the Canal. There is a spacious well appointed **Bathroom 2.9 x 2.6m** this has a panelled bath with drench shower head above and shower screen, wall mounted wash hand basin, low level WC with concealed cistern, heated towel rail, fully tiled walls and tiled floor.

## Services

Mains water, electricity and drainage. Leasehold. Ground Rent £170.

## Viewing

Via Cheshire Lamont Tarporley office.

## Directions

**What3words: firmly.nails.tested**

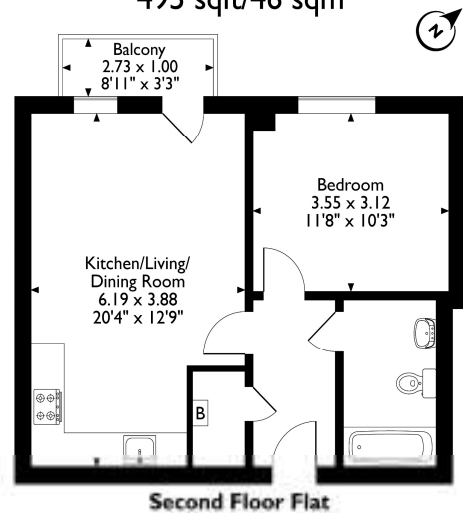
From Waitrose on Boughton walk up the side of Waitrose continuing over the Canal bridge and the steps lead down to Robinsons Way where the front door of the apartments will be found in the left hand building.

## Agents Note

Please note that the vendor is a relative of a member of staff at Cheshire Lamont.



Approximate Gross Internal Area  
495 sqft/46 sqm



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