



21 Cestria Building

George Street, Chester, CH1 3ER

Offers Around £180,000



IMMACULATELY PRESENTED *VIEWING ADVISED*

We are thrilled to present to you this exquisite One Bedroom Apartment that is impeccably presented. Situated in the highly sought-after Cestria buildings development, this luxurious residence offers breathtaking views of the City Walls and the serene canal. Nestled in the heart of the city, this contemporary apartment boasts a prime location, being conveniently adjacent to the canal and City walls, which have recently undergone a stunning landscaping transformation, featuring a delightful viewing platform. Additionally, you will find yourself just a leisurely stroll away from an array of exceptional bars, restaurants, and shops that grace the charming streets of Chester City. Within a few minutes' walk, you will discover the convenience of Tesco Express, the sports centre, Total Fitness health club, and the railway station, all within easy reach. The renowned racecourse is also a mere ten-minute walk away, ensuring that you are perfectly positioned to indulge in the excitement of the races.

Step into this stunning accommodation and be greeted by a welcoming reception area which gives access to the lifts or stairs. Number 21 can be found on the second floor and is accessed via a front entrance door into the entrance hallway that leads to a convenient storage cupboard. The open plan living and kitchen area is perfect for both entertaining and unwinding, with two full length windows with Juliet balcony offering picturesque views of the canal and walls. An inner hallway provides additional storage space, and from there, you can access a spacious double bedroom and a modern bathroom. As an added bonus, this accommodation also includes a secured allocated parking space within the underground complex parking garage.



PROPERTY DESCRIPTION

We are delighted to offer For Sale this well presented One Bedroom Apartment which is in the desirable Cestria buildings development which offers views over the City Walls and the canal. This modern apartment situated in the heart of the City is conveniently situated adjacent to the canal and City walls which have just been landscaped to include a nice viewing platform and a minutes' walk to the excellent variety of bars, restaurants and shops in Chester City. Within a few minutes walk you will find Tesco Express, the sports, Total Fitness health club and the railway station is approximately ten minutes on foot as is the race course.

The accommodation comprises of: Entrance hallway leading to storage cupboard, an open plan living/kitchen area ideal for entertaining and relaxing, a double bedroom and a contemporary bathroom. You will also find a secured allocated parking space within the secure underground complex parking garage.

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ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

Accessed via video telecom, lift and stairs to all floors.

Number 21 is accessed via the second floor.

ENTRANCE HALLWAY

Built in airing/storage cupboard, inset ceiling down lights.

OPEN PLAN LOUNGE/KITCHEN

Open plan lounge area and kitchen consisting of a fitted kitchen with a range of base and wall mounted cupboards and drawers, single sink and drainer unit with mixer tap, integral oven, integral microwave, four ring ceramic hob with convector hood over, integral fridge freezer, integral washing machine, integral slimline dishwasher, under unit lighting, inset ceiling down lights, laminate flooring, television point, wall mounted electric heater, two double glazed full length windows with Juliet balcony.

DOUBLE BEDROOM

Inset ceiling down lights, wall mounted electric heater, double glazed window to terrace.

BATHROOM

Modern fitted bathroom having Low level wc, wash hand basin, panel bath with shower over, part tiled walls, tiled floor, chrome heated towel rail, inset ceiling down lights, extractor fan.

VIEW

Stunning view over the City Walls and the canal.

ALLOCATED PARKING

You will also find a secured allocated parking space within the secure underground complex parking garage. £100.00 per year

Service Charge

£1,106.00 per year or £92.00 per calendar month

Ground Rent

£250.00 per year or £19.00 per calendar month

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone our office on 01352 711170.

Do You Have A Property To Sell?

Please call 01352 711170 and our staff will be happy to help with any advice you may need.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone our office on 01352 711170

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

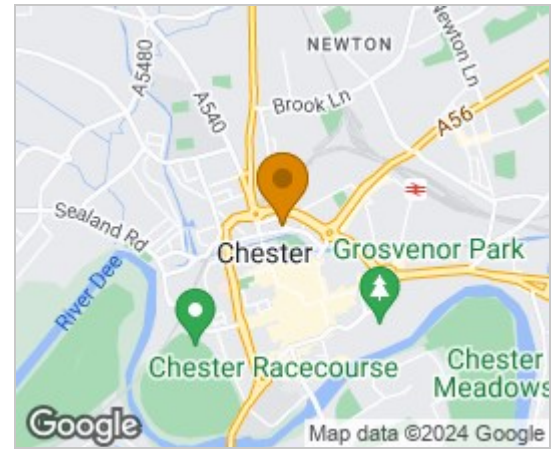
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

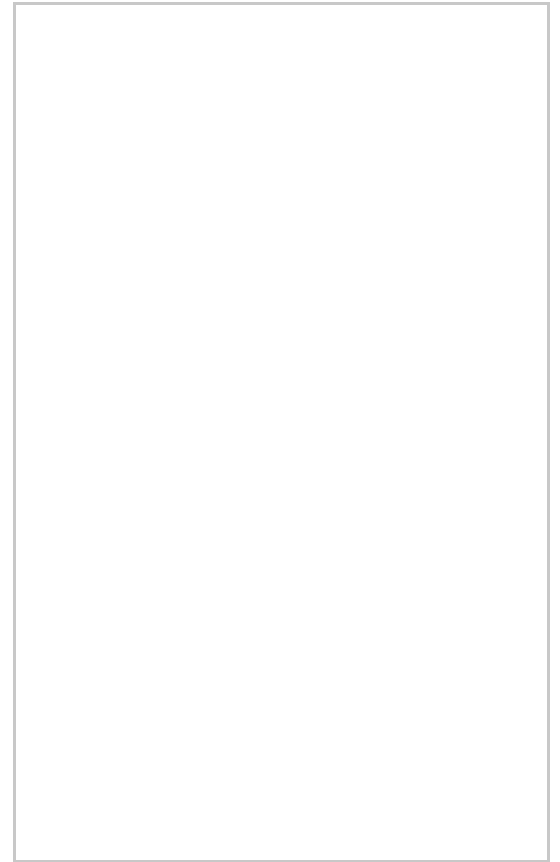
Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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