



For Sale

£54,950



- Apartment
- River views
- 1 Reception
- 1 Bathroom

- Energy Rating : C
- Council Tax Band B
- Priced to sell
- close to city centre & Uni

**The Wharf
Chester, , CH1 4HZ**

Property Description

An ideal opportunity to purchase a 60% shared ownership first floor flat which offers easy to manage accommodation occupying a convenient and central location close to the historical City of Chester, Chester University, Greyhound Retail Park, Chester Racecourse. The property has been priced to sell and the accommodation in brief detail comprises of hallway, lounge/fitted kitchen, double bedroom, shower room. The property would make an ideal home for a first time buyer looking to enter the property market.

Location

The home is prominently situated on a charming river side location with beautiful river views from both the lounge and the bedroom. Access to the historical City of Chester which offers a large selection of shops, public houses, restaurants within walking distance of the Cities historical university and various schools across the surrounding area.



Communal Entrance Hallway

Entrance via a communal entrance door with touch pad leading into communal entrance hall with fitted letter box, stairs to the first floor.

Entrance Hall

Timber entrance door, cupboard housing cylinder, built in storage cupboard, wall mounted Dimplex electric wall heater, smoke alarm(not tested).

Lounge/kitchen : 18.31' x 8.66' (5.58m x 2.64m)

Measured maximum into width and length. Fitted kitchen with a selection of eye level and base fitted units with granite effect complimentary work tops incorporating stainless steel drainer sink unit with mixer taps, electric cooker point with splashback, plumbing for washing machine, vinyl floor covering to kitchen area, wall mounted Dimplex electric heater, carpet to lounge area, telephone intercom, double glazed window to the rear elevation with delightful views over the river.

Bedroom 1 : 18.11' x 7.58' (5.52m x 2.31m)

Double glazed window to the rear elevation overlooking the river, two built in storage cupboards.

Shower Room : 8.30' x 5.94' (2.53m x 1.81m)

Fitted suite comprising of corner shower cubicle with fitted shower and sliding door, pedestal wash hand basin with tiled splashback, low level w.c with top flush, part tiled to walls, extractor fan, towel rail, vinyl floor covering.

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Thinking Of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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