



39-41 WEST BANK, ABBOTS PARK, CHESTER

£195,000

- FULL TOTAL REFURBISHMENT
- DOUBLE-GLAZED WINDOWS
- CONTEMPORARY DÉCOR
- MASTER WITH EN-SUITE SHOWER
- FRONT OFF-ROAD PARKING
- NO ONWARDS CHAIN

DWELL

39-41 WEST BANK, ABBOTS PARK, CHESTER

2
BED

2
BATH

1
RECEPTION

NO SERVICE CHARGE! Recently refurbished throughout, a superbly presented first floor, two bedroom apartment set within a prestigious and quiet cul de sac, tucked away at the end of the development while remaining highly convenient for Chester and the full range of amenities and facilities within the city centre. The property has undergone a comprehensive programme of improvement and now presents as virtually new, including fresh paint throughout, new carpets, a brand new fitted kitchen with new white goods and appliances, and a newly installed contemporary en suite.

The accommodation comprises a spacious living room with open plan kitchen, two well proportioned bedrooms, with the principal bedroom benefitting from a modern en suite, and a stylish family bathroom. Off the hallway is a useful storage cupboard housing a gas combi boiler.

Further benefits include large windows providing excellent natural light, an allocated parking space, and well maintained communal areas. The property is managed by a residents' management company, with each apartment owner acting as a director. There is no ground rent, and any new owner would assume the seller's position within

the company.

The apartment enjoys excellent road links to Manchester, Liverpool and North Wales, with Bache railway station within easy reach and convenient access to the A55 and M56. Ideally situated close to Total Fitness and Morrisons.

LEASEHOLD INFO The Flat is Leasehold with the original lease in 2013 being a 999 year lease.

The ground rent is peppercorn and has never been levied. The Landlord is effectively the Property Management Company which the new owner will become a Director of and will thus have a full say in controlling the property. There are only three other Directors (one for each other flat).

Annual service fees are currently only the contribution to the Property Insurance and and some other minor company expenses - property insurance contributions have been roughly £200 per annum.





DWELL

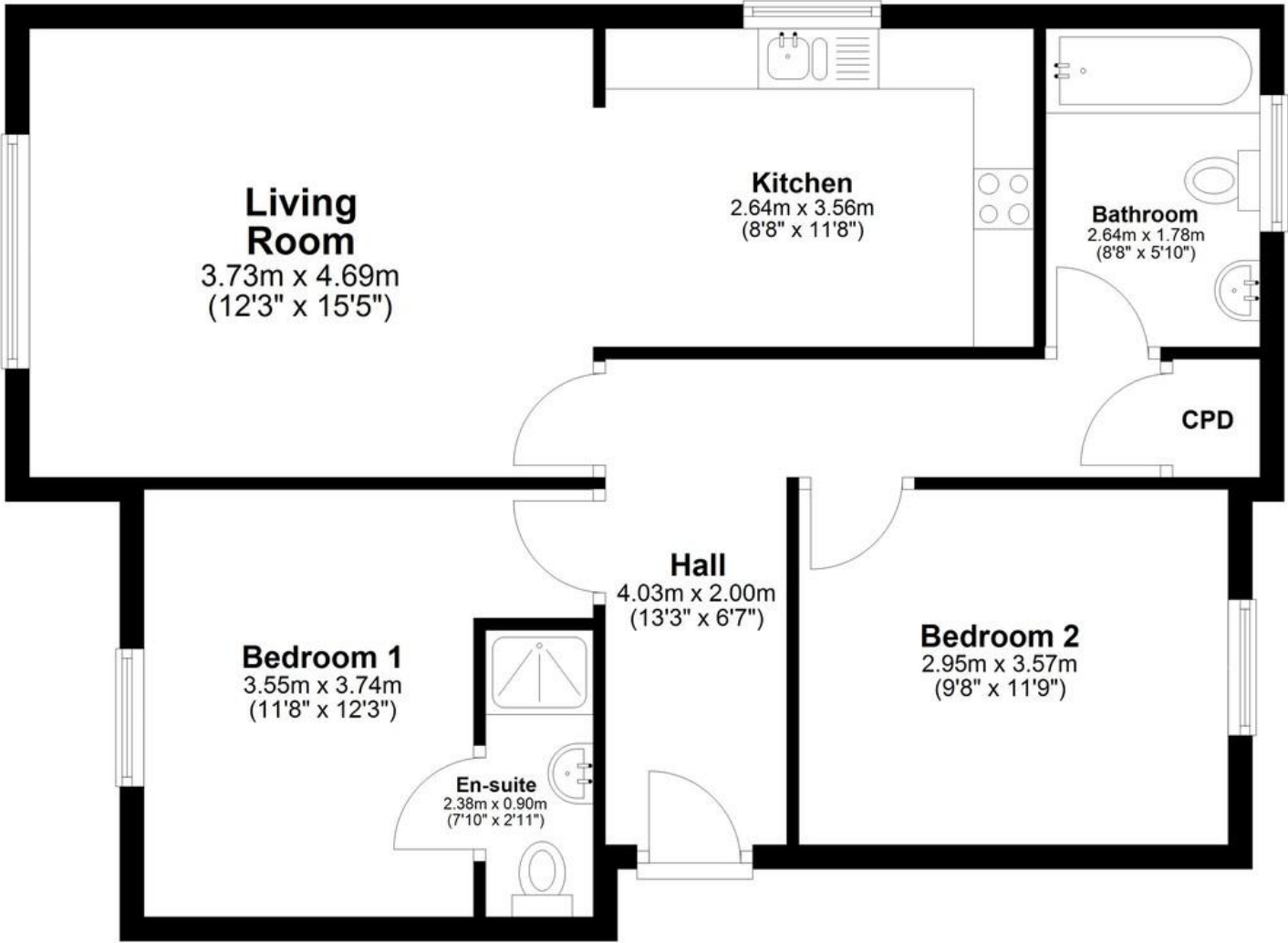
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Ground Floor



TOTAL FLOOR AREA 730 sq ft / 68 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band B

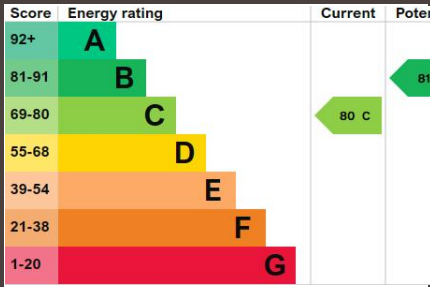
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Share of Freehold (986 Years)

SERVICE CHARGE (PA)
£200

GROUND RENT (PA)

EPC



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