

# CHANGING HOME



78 Saddlery Way | Chester | CH1 4LW

£72,500

A chance to purchase 100% or 50% ownership of a superbly appointed top floor one bedroom apartment within a very popular City Centre development that lies adjacent to the River Dee. A prospective purchaser will be given the opportunity to purchase the remaining 50% from Muir Group Housing Association to become sole owner.

Allocated parking and no onward chain.

## 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 it's bars, shops and offices are a short walk away.

### HALL

With a large built in cupboard housing a hot water cylinder and giving loft access and potential storage space. Electric wall heater.

### KITCHEN/LOUNGE/DINER

30' 5" x 9' 5" (9.27m x 2.87m) The fitted kitchen has a range of attractive floor and wall units with breakfast bar. Stainless steel sink unit. Ceramic hob with oven below and stainless steel extract or hood over. Space for a washing machine, fridge/freezer and washing machine. Recessed spotlights. Wood effect laminate floor. Electric wall heater.

The living area has recessed spotlights and 2 UPVC double glazed windows (one of which gives views of the river). UPVC double glazed door onto a Juliette balcony.

### BEDROOM

14' 8" x 9' 5" (4.47m x 2.87m) With UPVC double glazed door onto a Juliette balcony. Electric wall heater and UPVC double glazed window.

### BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen over. Wall fan heater and extractor fan.

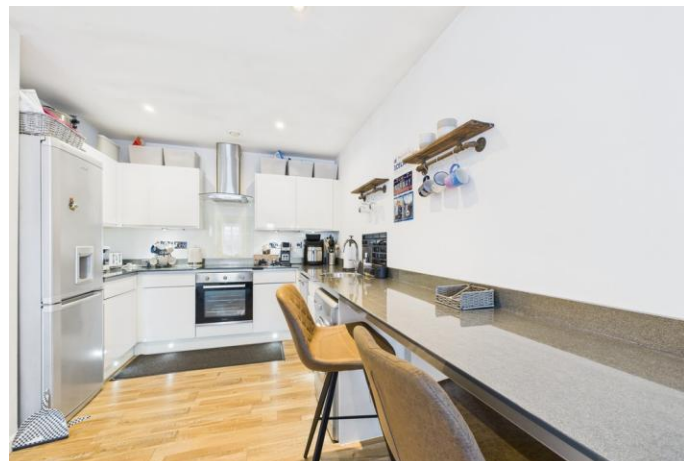
### PARKING

There is an allocated parking space.

### LEASEHOLD INFORMATION

As mentioned the purchase of the property would be by way of a 50% share from current co owner and occupier and 50% share from Muir Group Housing Association. This is subject to eligibility. The lease his held on the residue of a 999 year lease from .December 2007 so that there is 981 years remaining.

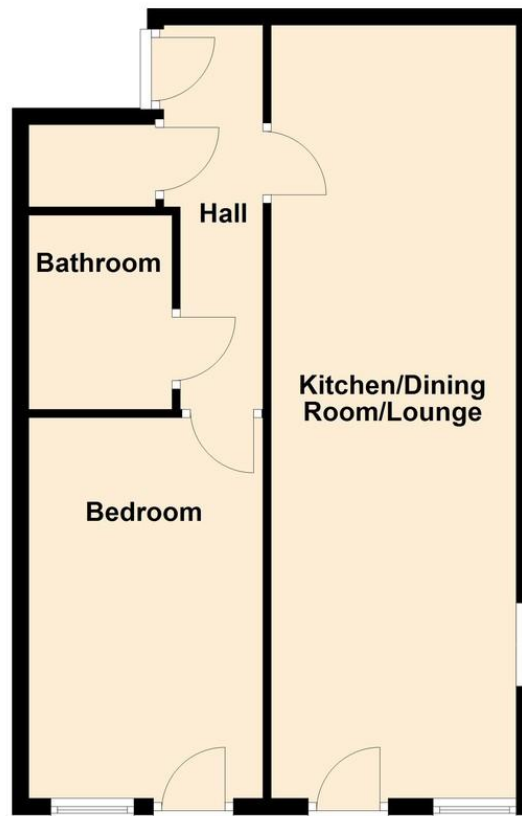
The service charge and rent combined is we understand around £380 per month. Should a purchaser buy the whole 100% the rental element of this figure would disappear.







## Top Floor



## Tenure

Freehold

## Council Tax Band

B

## 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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Cheshire  
CH1 1RS

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01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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