



3 City Quays Leadworks Lane, Chester

£230,000 Leasehold

EXCELLENT 2 BEDROOM FIRST FLOOR APARTMENT • PART OF SMALL CANALSIDE DEVELOPMENT • 2 BATHROOMS • MOST SPACIOUS AND WELL APPOINTED • CITY CENTRE LOCATION • SECURE GATED PARKING • NO ONWARD CHAIN

Spacious 2-bed first floor canalside apartment with secure parking, en suite, lift access, and modern kitchen. City centre location. NO ONWARD CHAIN!

Council Tax band: D

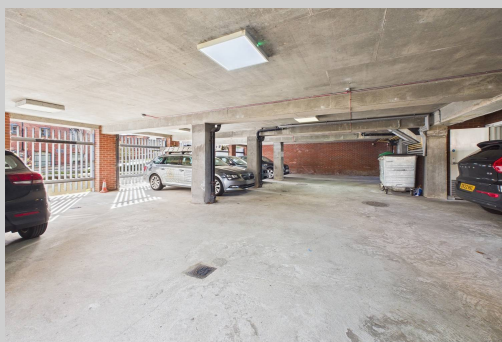
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Location

The apartment occupies a superb Canalside location within the City Centre. The main railway station is a short walk away. Chester's shops, bars and restaurants are also close at hand.

Hall

Living/Dining Room

17' 2" x 15' 2" (5.23m x 4.62m)

Kitchen

7' 11" x 7' 2" (2.41m x 2.18m)

Bedroom One

14' 2" x 10' 2" (4.32m x 3.10m)

En-Suite

6' 2" x 6' 2" (1.88m x 1.88m)

Bedroom Two

13' 11" x 8' 4" (4.24m x 2.54m)

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

Lease Information

the apartment is held on the remainder of a 999 year lease from 31st March 2004. We understand the service charge is £269.50pcm and the ground is peppercorn.



Approximate total area⁽¹⁾
67.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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