



# APARTMENT 2

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Langdon House, 20 Hough Green, Chester

**Rickitt**  
Partnership

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## High specification apartment

Ground floor apartment ♦ Two double bedrooms ♦ En-suite shower & separate bathroom ♦ Reception room ♦ Delightful kitchen ♦ Walking distance to city centre ♦ Communal grounds and garden ♦ Gated off road parking ♦ NO CHAIN ♦ EPC E

### Description

Beautifully presented apartment conveniently situated within walking distance of Chester City Centre, this delightful property has two double bedrooms, one with an en-suite shower room. A spacious reception room and a high specification kitchen add to the appeal of this desirable home. There are communal grounds and a lawned garden to the rear with off road parking via a secured gate. The apartment has one allocated parking space.

#### Entrance Hall

Large walk in cupboard. Wall mounted video entrance phone. Electric radiator.

#### Reception Room

Fitted display and TV unit with cupboards below. Two double glazed windows to front. Electric radiator. Open to:

#### Kitchen

Range of wall and base units with marble work surface above and inset sink with Caple mixer/hot water tap. Display floor to near ceiling unit. Integrated Caple dishwasher, integrated Caple washing machine. Marble splash backs. Caple four ring induction hob and Caple extractor above.

Floor to ceiling unit housing fridge freezer and Caple electric oven and separate Caple grill.

Low storage base unit with marble surface above. Two double glazed windows to front. Electric radiator.







### **Bedroom One**

Two double glazed windows to side. Electric radiator.

### **En-suite Shower**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Electric wall mounted heated towel rail.

### **Bedroom Two**

Two double glazed windows to side. Electric radiator.

### **Bathroom**

Bath with shower over, low level WC and hand wash basin with mixer tap and vanity unit below. Built in cupboard housing hot water cylinder. Part tiled walls. Electric wall mounted heated towel rail.

## **Outside**

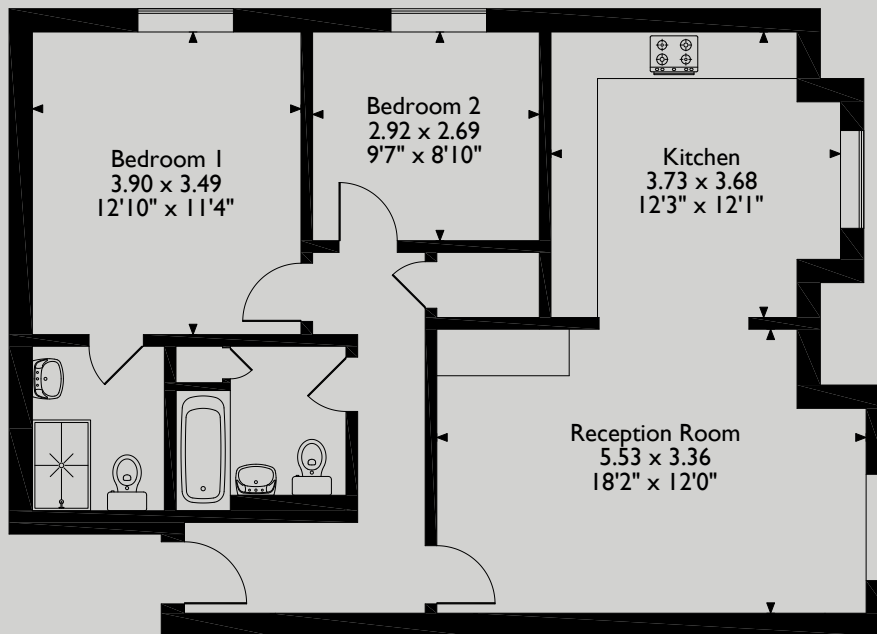
To the rear of the building via secure gate, is a large tarmac car park. The apartment has one allocated parking space along with visitor parking. There is a raised communal garden, which is mainly laid to lawn with stocked borders, trees and paved terrace area. Along with a separate gravelled area with a paved terrace area.

### **Property Information**

The council tax is band D. We understand the property is leasehold with 999 years from 1995 and along with 1/11th share of the freehold. The ground rent is a peppercorn rent. Service charge at present is £1,504.56 per year. The flat has mains water, electricity and mains drainage connected. Electric heating and hot water.



## Approximate Gross Internal Area 75 Sq M/807 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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