



POWELLS ORCHARD, HANDBRIDGE, CHESTER

£165,000

- CHAIN FREE
- SOUGHT AFTER HANDBRIDGE LOCATION
- OPEN PLAN LIVING DINING SPACE
- WELL PROPORTIONED BEDROOMS
- WELL MAINTAINED COMMUNAL GARDENS
- WALKING DISTANCE TO CITY CENTRE

DWELL

POWELLS ORCHARD, HANDBRIDGE, CHESTER

2
BED

1
BATH

1
RECEPTION

A well maintained two bedroom first floor apartment, set within a popular development in Handbridge, one of Chester's most desirable residential areas. Offering a superb opportunity for first time buyers and investors alike, the property benefits from strong local rental demand and a convenient position close to the city centre.

The accommodation has been thoughtfully maintained and improved, including recently installed uPVC double glazing and gas fired central heating. The fitted kitchen is well equipped with a gas hob, oven, integrated fridge freezer, alongside space for freestanding appliances including a dishwasher and washing machine. This opens into a bright and spacious living and dining area, enhanced by large floor to ceiling windows that provide an abundance of natural light and pleasant views over the communal gardens.

There are two well proportioned bedrooms, both benefiting from fitted wardrobes, and a bathroom appointed with a modern three piece suite comprising a bath with shower over, wash hand basin, and WC, complemented by tiled walls and flooring.

Access to the apartment is via a communal entrance hall with staircase rising to the first floor.

Externally, the development is set within attractive

and well maintained communal gardens, creating a pleasant environment for residents. Each apartment is issued with a parking permit for Powells Orchard.

Ideally situated, Powells Orchard offers excellent access to a range of local amenities within Handbridge, while Chester city centre is approximately a 10 minute walk away. The nearby River Dee provides scenic walking routes, and Chester Business Park along with the southerly bypass can be reached within a short drive.

The property is leasehold, with each owner holding a share of the management company. The service charge includes caretaker services, cleaning of communal areas, garden maintenance, window cleaning, and buildings insurance.

Additional storage sheds and garages may be available to rent on a monthly basis, subject to availability. Please note pets are not permitted within the development.



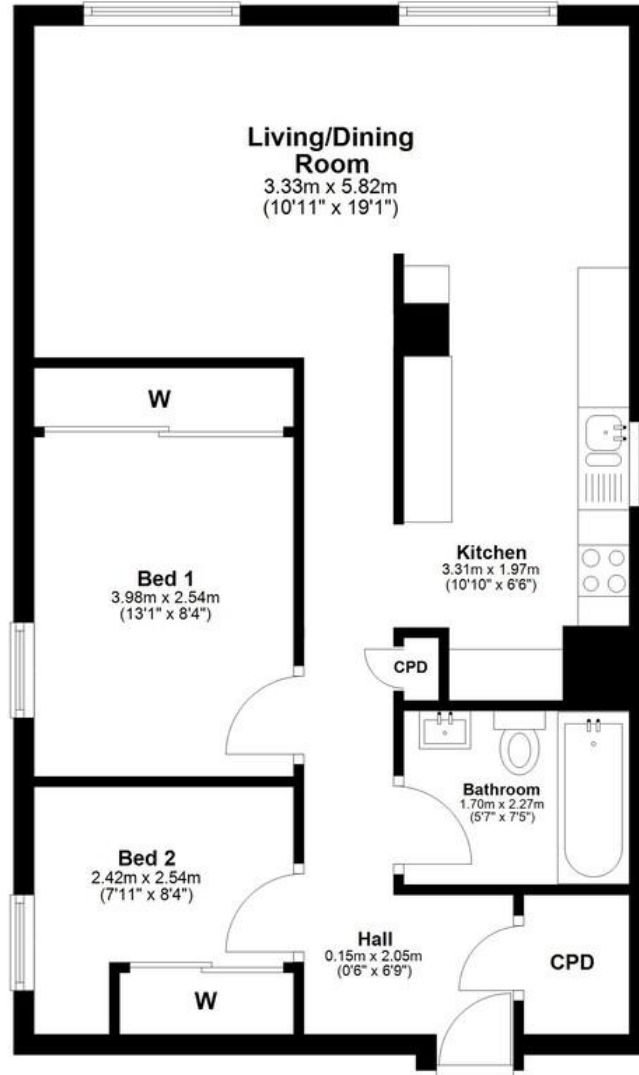


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Apartment



TOTAL FLOOR AREA 523 sq ft / 49 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 (958 Years)

SERVICE CHARGE (PA)

£1,440

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C	77 C	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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