

Town & Country

Estate & Letting Agents

Queens Park House, Handbridge

No Onward Chain £149,950



Forming part of a well-known retirement complex available for prospective purchasers of 55 years and above. This well-proportioned, two bedroom, first floor apartment sits in an enviable position within easy walking distance of Chester city centre and enjoying lovely views over the rooftops of city.

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DESCRIPTION

The complex was constructed in the early 1990s, this retirement apartment is in a sought-after and convenient location, situated just over the Old Dee Bridge in Handbridge. The complex has the distinct benefits of a communal lounge, a communal kitchen and laundry room, shared use of two communal guest suites, as well as a part-time house manager, lift access, communal permit-controlled parking spaces and access to beautifully maintained communal gardens. Situated on the first floor the private accommodation comprises an entrance hall, modern fitted kitchen, a living room, two bedrooms and a shower room.



LOCATION

The apartment is situated within walking distance of the Chester Meadows, Handbridge, and the historic Roman city of Chester with all of its attendant amenities and facilities. Quality day-to-day amenities are on

hand in both Handbridge and Chester city centre. Queens Park House is also ideally placed for access to the Chester Business Park, fast and efficient access to the wider Northwest road communications network via nearby junctions with the A55 and A483 expressways, and excellent connections to London and other parts of the country via the Chester general railway station.

DIRECTIONS

From our Chester branch proceed down Lower Bridge Street, under the Bridge gate, and over the Old Dee Bridge into Handbridge. Proceed up Handbridge for a short distance, turning left immediately prior to the petrol station, and then first right into Queens Park View. Queens Park House will be observed in its imposing position on the right hand side.

PRIVATE ENTRANCE HALL

The private entrance hall is accessed through a timber panel front door and has internal doors off opening to the airing cupboard, a shelf storage cupboard, the kitchen, the living room, both bedrooms and also to the shower room.



KITCHEN

11'4" x 7'0"

The kitchen is fitted with a range of white wall, base and drawer units, ample work surface space housing a stainless steel single drainer sink unit

with a mixer tap. Tiled splash backs, space for a cooker with an extractor hood over arched throughway opening to the living room.



LIVING ROOM

16'0" x 11'0"

With an electric wall heater feature marble fireplace housing and electric fire, three wall lights and glazed double doors open into a Juliet balcony which presents views over the communal gardens and towards the city centre.



ASPECT TO REAR



BEDROOM ONE

12'5" x 9'0"

With an electric wall heater, a window to the rear elevation, a range of fitted wardrobes with folding Mirror doors.



BEDROOM TWO

12'5" x 6'7"

With an electric wall heater and a window to the rear elevation.



SHOWER ROOM

6'6" x 6'0"

The shower room is installed with a modern, white suite comprising a corner shower enclosure with an electric

shower and folding seat, a low-level WC with safety hand rail, a wash hand basin with mixer tap and vanity unit below, a chrome heated towel rail, partially tiled walls and an opaque window to the side elevation.



COMMUNAL GARDEN

TENURE & COSTS

Tenure: Leasehold

Service charge at £1405.26

Ground rent at £227.94 paid half yearly

Council Tax: Band B £1582.60pa.

Meritus is the management company.

SERVICES

The agents have not tested the appliances listed in the particulars.

Service charge £1424- half yearly

Ground rent £356. - half yearly

Council tax Band B - £1664 annually.

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

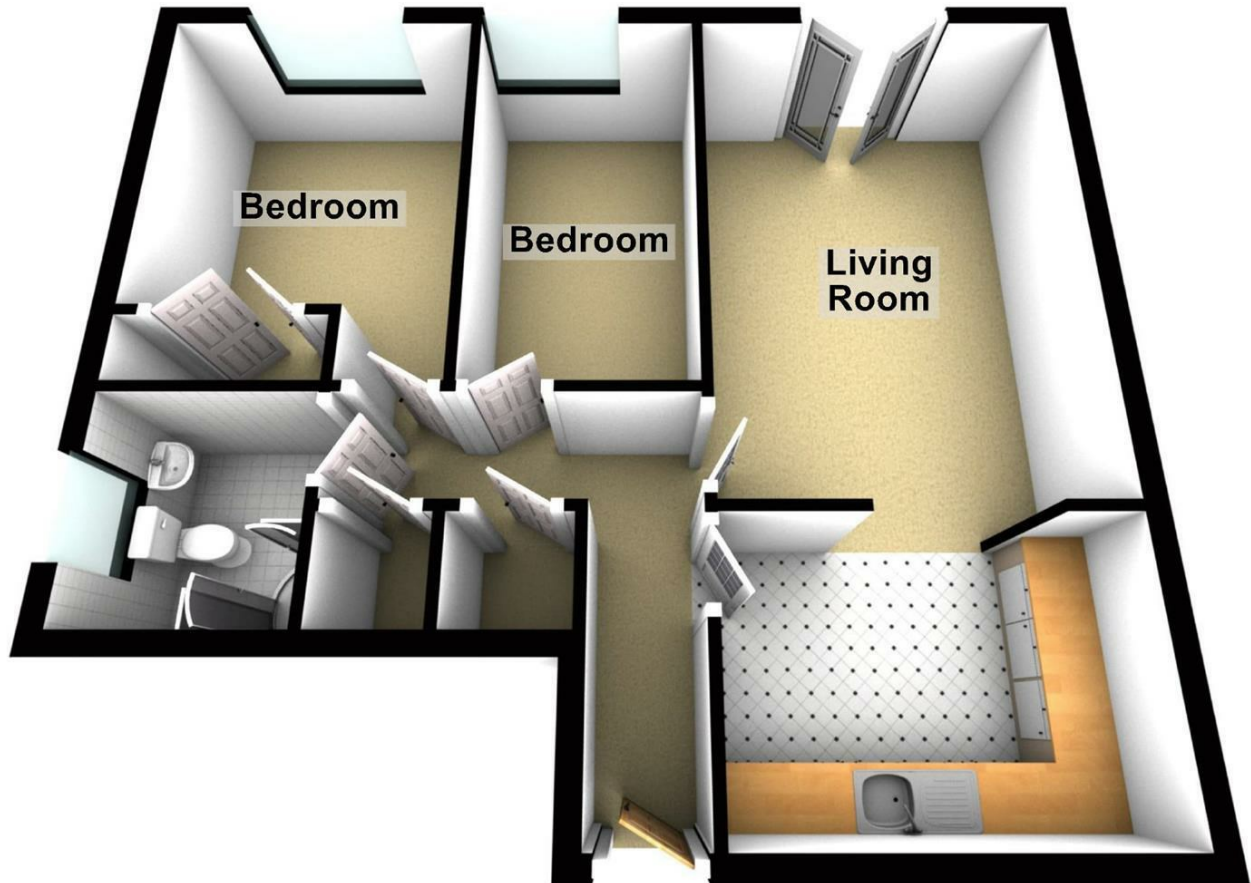
If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of

mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 