

# Town & Country

Estate & Letting Agents

Homedee House, Chester

Offers In Excess Of £40,000



This one bedroom retirement apartment is conveniently located within the city centre, offering nearby amenities, walking distance of Chester Train Station and Bus Station. Homedee House consists of a Lounge/Dining room, Kitchen, Bathroom and a double Bedroom with an integrated wardrobe.

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## DESCRIPTION

This first-floor retirement apartment built in the 1980s offers nearby amenities and is within walking distance of Chester Train Station and Bus Station whilst also being conveniently located within the city centre. Homedee House is an established retirement complex offering apartments for those aged 60 & over. Homedee House has a communal lift, communal sitting room as well as a Warden. The first-floor apartment benefits from double glazed windows, electric storage heaters and comprises a Dining Room/Lounge, Kitchen, double Bedroom and a Shower Room.

## LOCATION

Located just outside of Chester city walls and within the established Homedee House retirement complex, a mixture of privately owned and rented apartments. This 1980's apartment block is ideal for those of 60 years and over wishing to acquire a manageable property in a location within walking distance of the Garden Lane Surgery, as well as numerous facilities within the Garden Quarter itself, along with all other amenities in and around the city of Chester.

## COMMUNAL ENTRANCE HALL

With communal lift and stairs leading to the first floor communal landing. The private accommodation of the apartment as follows.

## ENTRANCE HALL

Comprising an airing cupboard which houses the consumer unit and doors off to the Living/Dining Room Dining Room/Lounge and double Bedroom.



## LIVING/DINING ROOM

14'2 X 12'2

Having windows overlooking the inner courtyard, a wall mounted electric storage heater and archway off to the kitchen.



## BEDROOM

16'10 X 8'8

With a UPVC double glazed window overlooking the front elevation, a built in wardrobe and storage heater.



## KITCHEN

7'2 X 5'4

The kitchen is fitted with a range of modern wall and base units, electric oven and hob with extractor fan over, stainless steel sink unit and refrigerator/freezer.



## SHOWER ROOM

9'5" X 5'4

The Shower Room houses a modern white three piece suite which comprises a wash hand basin, a low flush WC and shower cubicle with electric Mira shower, also having fully tiled walls and flooring.



## EXTERNALLY

The apartment has an aspect overlooking the communal grounds fronting Homedee house.

## TENURE

The property is Leasehold - with approximately 60 years remaining.  
Lease from 1st September 1984 for the term of 99 years.

The leasehold is subject to a variable annual ground rent approximately £355.00 Per annum

The variable annual service charge is approximately £3200 per annum  
Council Tax Band B

## SERVICES

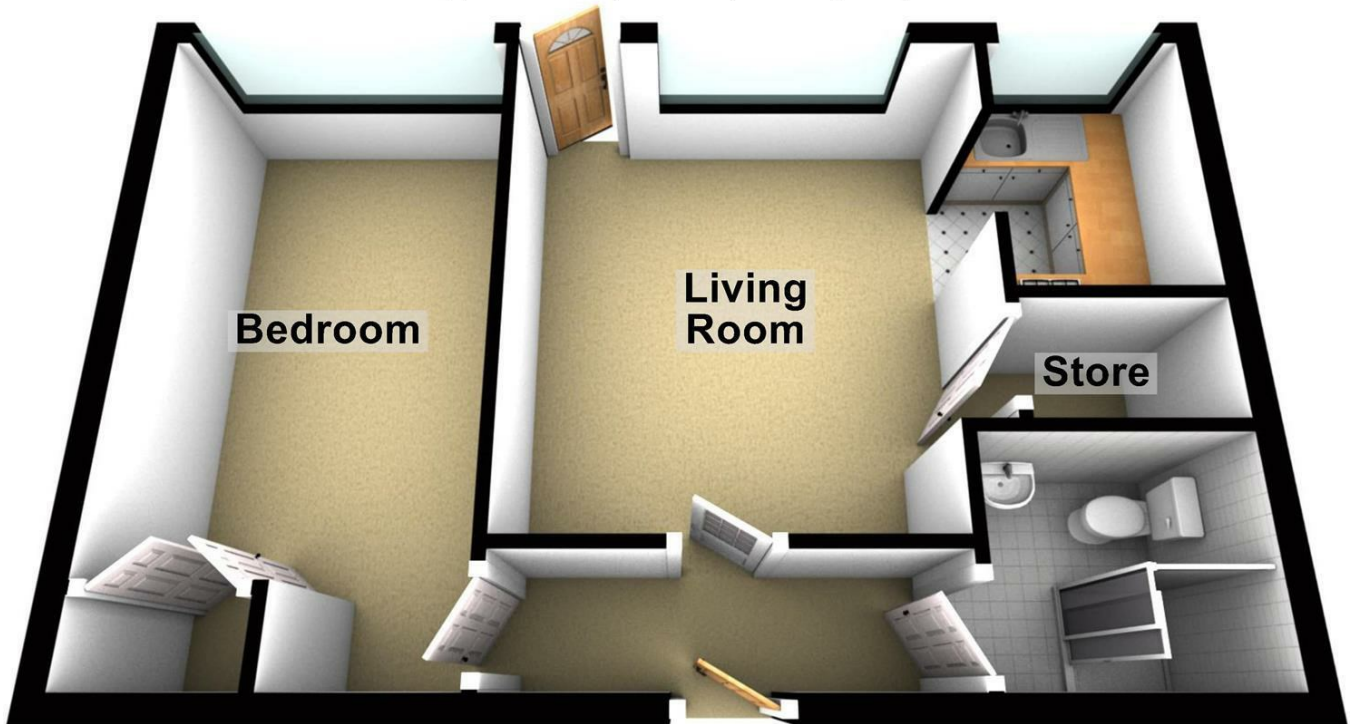
The agents have not tested the appliances listed in the particulars.

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester I.E.A.  
On 01244 403900.

## Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 38.7 sq. metres (416.7 sq. feet)

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 must 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			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	