

# Town & Country

Estate & Letting Agents

Upper Cambrian Road, Chester

Offers In Excess Of £220,000



This beautiful second floor apartment is located alongside the Shropshire Union Canal and features dual aspect views, a decked balcony, two double bedrooms with an ensuite in the principal bedroom, a spacious kitchen/living area, and a three-piece bathroom. The apartment is conveniently located near the City Centre and local transport links. It also includes double glazing, gas central heating, and a designated parking space in a private courtyard.

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## DESCRIPTION

This second floor apartment situated alongside the Shropshire Union Canal is a testament to exceptional presentation and offers ample natural light and space. Being one of only two end apartments in the building, it boasts dual aspect views that offer a tranquil and serene experience. The apartment features a decked balcony that provides a perfect spot to enjoy the canal's peaceful surroundings. The City Centre is conveniently located nearby, and local transport links are easily accessible. With double glazing and gas central heating, this beautifully presented apartment comprises a reception hall, two double bedrooms with an ensuite in the principal bedroom, a spacious kitchen/living area and a three piece White bathroom. The French doors open onto a decked balcony. The property further benefits from a designated parking space in the private courtyard, while visitor spaces are available.



## LOCATION

This particular development is situated at the top of Cambrian Road, offering a tranquil location while providing convenient access to the vibrant city centre of Chester. Its strategic location enables residents to enjoy the best of both worlds - a peaceful environment and the hustle and bustle of the city centre. This two bedroom apartment is a short walk from the town centre as well as various facilities within the Garden Quarter itself, and excellent connections to the wider north west road communications network.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, turn left onto Watergate Street/A548, continue to follow A548, turn right onto S View Road, turn left onto Whipcord Lane, slight right onto Upper Cambrian Road. The destination will be on your right.



## ENTRANCE HALL

Upon entering the premises through the private entrance, an inviting entrance hall greets visitors, complete with an inset mat, radiator, recessed downlights adorning the ceiling, intercom, and a cloaks cupboard. The aforementioned space branches off into two double bedrooms, a bathroom, and the living quarters, which consist of a kitchen/dining/sitting room. The layout of the property is thoughtfully designed to maximize comfort and convenience.



## PRINCIPAL BEDROOM

12'9" x 10'10"

The principal bedroom features a large window that overlooks the front elevation. Additionally, it is fitted with a radiator for temperature control. A door within the room leads to the attached ensuite, providing added convenience and privacy.



## ENSUITE

8'10" x 2'11"

The ensuite is equipped with a three-piece white suite, which comprises a separate shower enclosure with a thermostatic shower, a hidden system, and a dual flush, low-level WC. It also features a pedestal wash hand basin with a mixer tap, a chrome heated towel rail, partially tiled walls, and recessed downlights set within the ceiling, as well as an extractor fan.



## BEDROOM TWO

11'4" x 9'6"

With a UPVC double glazed window to the front elevation and a radiator.



## BATHROOM

8'8" x 5'7"

The bathroom suite is remarkably spacious and

equipped with a panelled bath, a low-level WC with a hidden cistern and dual flush facility, a wash hand basin with a mixer tap, and a vanity unit. The suite also features a chrome heated towel rail, partially tiled walls, and an opaque window on the side elevation. Recessed downlights, along with an extractor fan, are set within the ceiling, thereby enhancing the overall ambience of the bathroom.



## LIVING SPACE



## KITCHEN AREA

25'0" x 12'8"

The kitchen area features an array of sleek, grey fronted wall, base, and drawer units with a glossy finish, complemented by stainless steel handles. Ample workspace houses, a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, electric hob and an extractor hood, dishwasher, fridge/freezer, washing machine and houses the gas combination boiler. The room is equipped with two radiators, a window to the side elevation, and a Juliet balcony that opens to the side elevation. The French doors leading to the deck patio are adorned with iron and glass balustrades, affording an unobstructed view of the scenic Shropshire Union Canal.



## BALCONY

The balcony is sufficient for a small table and two chairs, providing ample space for relaxation and dining. The balcony offers a fantastic view of the Shropshire Union Canal, making it an ideal location for taking in the beautiful scenery.



## EXTERNALLY

Externally, the property has one allocated parking space and shared visitor parking spaces.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

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

## SERVICES TO PROPERTY

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

Tenure: Leasehold

Maintenance charges currently £91.09 per calendar month and £350 annual ground rent fee

Council Tax Band: C £1928

## 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.**



Total floor area 67.1 sq.m. (722 sq.ft.) approx

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