

# Town & Country

Estate & Letting Agents

Saddlery Way, Chester

£259,950



With beautiful views up and down the river and situated within close proximity to Chester racecourse, the city centre and a host of other day-to-day amenities, this well appointed third floor apartment is being sold fully furnished and with the benefit of no onward chain. The apartment has UPVC double glazing, electric heating and comprises a large open plan kitchen/dining/sitting room with doors off opening to the balcony with stunning views on show, the apartment also has two double bedrooms with Juliet balconies, the principal bedroom enjoys ensuite shower room facilities and concluding the accommodation is the shared contemporary three piece bathroom suite. The property also enjoys secure off-road parking beneath the main building.

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## DESCRIPTION

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## LOCATION

The property is situated within walking distance of the City centre which provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. Tesco's supermarket is also within comfortable walking distance of the property which is well placed for easy commuting to all surrounding area and buses run at frequent intervals into Chester. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

## DIRECTIONS

From our office on Lower Bridge Street in Chester, UK, head south on Lower Bridge St towards St Olave St, then turn right onto Castle

St. At the roundabout, take the 2nd exit onto Nicholas St/A5268. After 0.4 miles, turn left onto Watergate St/A548 and continue to follow A548. Finally, turn left onto Saddlery Way to arrive at Saddlery Way in Chester, UK.

## COMMUNAL ENTRANCE HALL

The entrance hall has access to the lift to all floors, the staircase off to all floors and a staircase down to the secure parking spaces

## PRIVATE ENTRANCE HALL

a wooden panelled front door opens to a mat well, a radiator, woodgrain effect doors opening to the main living room, both bedrooms, the bathroom and airing cupboard. With recessed downlights set within the ceiling, an electric wall heater and an intercom on the wall



## KITCHEN/DINING/SITTING ROOM

16'5" x 23'10"

The kitchen area is fitted with a range of attractive gloss fronted wall, base and drawer units complimented by stainless steel handles. Work surface space houses a stainless steel single bowl single drainer sink unit, with mixer tap. Integrated appliances include a Smeg stainless steel oven, induction hob with an extractor hood above, along with a dishwasher, washing machine and fridge/freezer. There is an electric wall heater, two windows offering views of the river and two doors opening to the balcony all of which have fitted plantation shutters.



## KITCHEN AREA





comprising a panel bath with mixer tap and thermostatic shower with fixed overhead shower rose along with a protective folding glass screen, a vanity unit incorporating a dual flush low level WC along with a wash hand basin with mixer tap and shelving unit and recessed downlights. The walls are fully tiled with a chrome heated towel rail and recessed downlights set within this evening.

#### EXTERNALLY

Below the building, the apartment has access to its own allocated parking space.

#### SERVICES TO PROPERTY

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

#### 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.

#### 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.**



#### BALCONY

Offering beautiful views both up and down the river with glass balustrades

#### ENSUITE SHOWER ROOM

6'8" x 6'8"

Installed with a corner shower enclosure with thermostatic fixed overhead shower rose, vanity unit incorporating a dual flush low level WC along with a wash hand basin mixer tap, mirrored shelved unit above with recessed spotlights, the walls are fully tiled with a chrome heated towel rail and recessed downlights set within the ceiling.



#### BEDROOM TWO

9'6" x 12'2"

Having a built-in double louvre door wardrobe, an electric wall heater and double doors opening to the Juliet balcony.



#### BEDROOM ONE

12'7" x 10'9"

the principal bedroom has an electric wall heater, doors opening to Juliet balcony, recessed downlights set within the ceiling and a light grain effect door opening to the ensuite shower room.



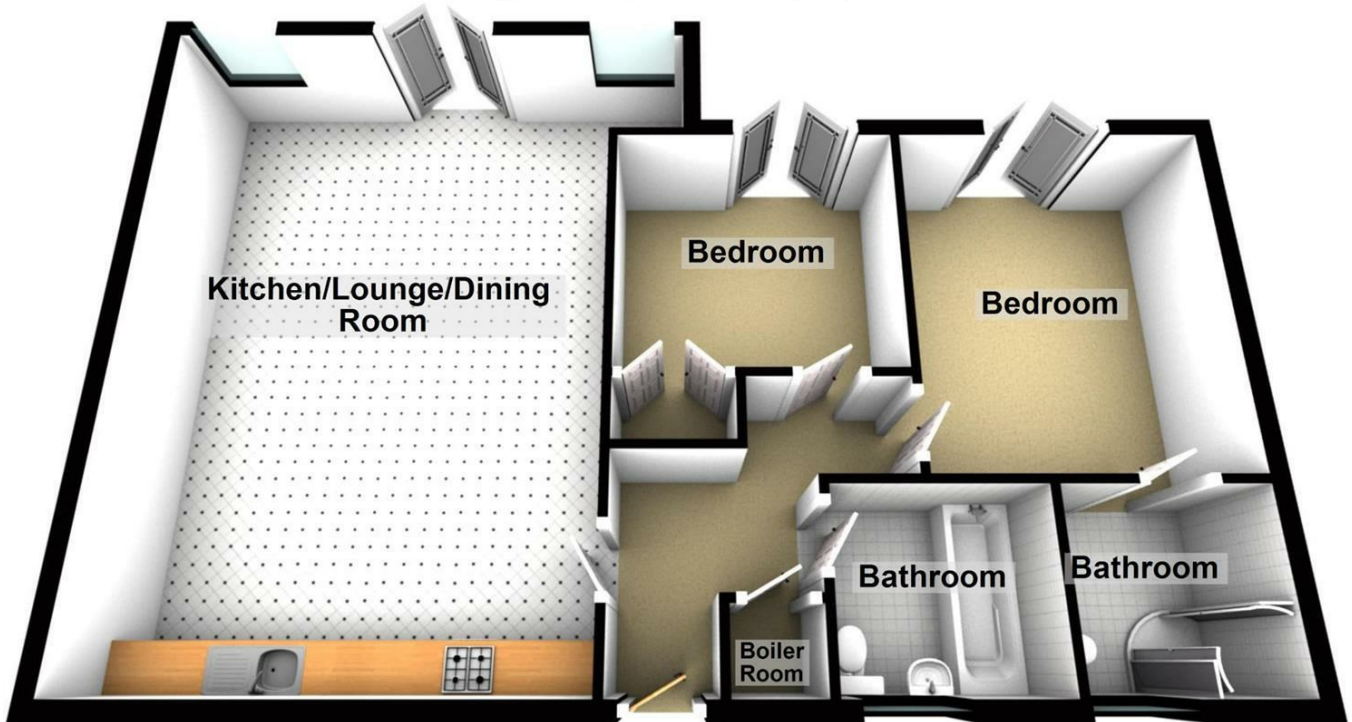
#### BATHROOM

7'6" x 6'5"

Installed with a white three-piece suite

**Ground Floor**

Approx. 76.9 sq. metres (827.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(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	