

# Town & Country

Estate & Letting Agents

The Leadworks, Chester

Offers In The Region Of £159,950



An ideal purchase for a first-time buyer or investor, this spacious and light, third floor apartment, is conveniently situated for the City centre and the mainline railway station. Enjoying a Juliet balcony, open plan living, an En suite and allocated parking space.

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## DESCRIPTION

This delightful apartment is an ideal investment for any prospective purchasers looking to live in a location offering all the facilities of City living. The apartment is entered via a front door leading into the hallway with doors leading off to all rooms. There is a modern bathroom fitted with a white suite. Two good sized bedrooms, the principal bedroom having the advantage of an En Suite. The open plan living offers a modern kitchen and dining area having patio doors opening onto the Juliet balcony with views over the communal area.

Situated below the building is a secure allocated car parking space



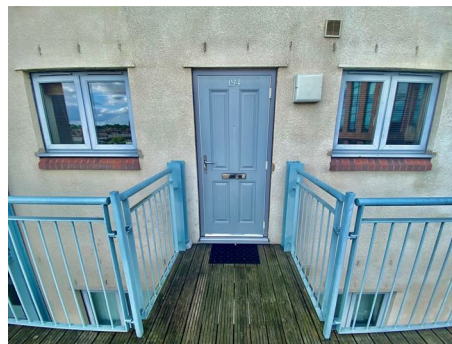
## LOCATION

The Leadworks is a modern development situated just off City Road, ideally located for Chester Railway Station, being only a few minutes walk away. Chester city centre is also only approximately 5-10 minutes walk from the development and the apartment is well served, being a few moments walk away from the Shropshire Union Canal with its array of modern bars, Waitrose supermarket and restaurants including the Old Harkers Arms public house and restaurant.

## DIRECTIONS

From the Chester branch proceed up Lower bridge Street to the traffic lights

and turn right into Pepper Street. Follow the road around the Amphitheatre and into Love Street. At the traffic lights turn right into Foregate Street and at 'The Bars' roundabout take the second exit into City Road towards the main railway station. Then take first turning on your right into Queens Road and 'The Leadworks' development will be found after a short distance on the left hand side.



## VESTIBULE

Entered through a composite front door opening to a vestibule with an inset doormat and doorway opening to the hallway.

## HALLWAY

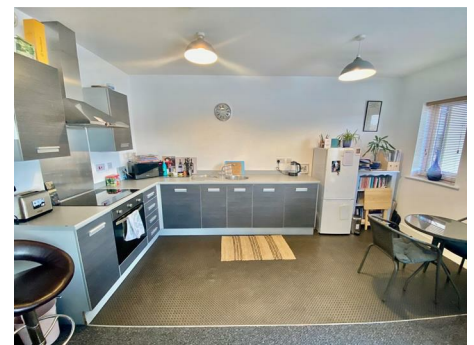
Having doors off opening to the main open plan living space, the laundry cupboard, bathroom and both bedrooms the larger of which having an en suite shower room.



## LIVING SPACE

20'8 x 14'10

This open living space is fitted with a range of grey wall and base units with work services housing stainless steel single bowl sink unit. A drainer and mixer tap along with a built-in oven hob and extractor hood, a window and a patio door opens to a Juliet balcony overlooking the communal courtyard. Within this room is one electric wall heater.



## KITCHEN AREA

## LAUNDRY CUPBOARD

6'4 x 3'6

With space and plumbing for a washing machine, and housing the pressurise hot water cylinder with a room over for storage and coat hanging space.



## BATHROOM

7'3 x 6'2

The bathroom is installed with a white three piece suite comprising a paddle bath with mixer tap and thermostatic shower above, a low level W.C and pedestal wash hand basin and electric chrome heated towel rail.



## EN SUITE

6'4 x 5'7

Installed with a three-piece suite comprising a corner shower enclosure, dual flush low level WC, wash hand basin, partially tiled walls and an electric chrome heated towel rail.



## BEDROOM ONE

13'3 x 9'5

Having a window facing the properties front elevation, and electric wall heater, a door opening into the En suite.



## BEDROOM TWO

11'6 x 6'8

With a window facing the front elevation and an electric wall heater.



## EXTERNALLY

Situated below the building is a secure allocated car parking space.

## SERVICES TO PROPERTY

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

TENURE: Leasehold

Term: 125 years from 24/07/2006

Annual Service Charge: £1,818.39

Annual Ground Rent: £125.00

Allocated parking: Space194

Council Tax : D £2277

## 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.

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.

