

Town & Country

Estate & Letting Agents

Leighstone Court, Chester

No Onward Chain £130,000



A well-presented light and spacious one bedroom, first floor apartment, located within walking distance of Chester City and the Northgate arena leisure centre. Having the advantage of underfloor heating, a contemporary kitchen and shower room. With communal gardens and a single garage. Viewing is advised to appreciate this lovely apartment.

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DESCRIPTION

This apartment is ideal for those working in the central Chester area, a first-time buyer or investor, offering a contemporary shower room and kitchen as well as electric underfloor heating. Comprising of a vestibule, dual aspect living room, walk-in storage, modern kitchen and shower room and single bedroom fitted with built-in wardrobes. Externally the property provides a single garage situated amongst well-presented communal gardens, a hedgerow to the rear and brick walls and an iron gate to the front of the building offers privacy and security.



LOCATION

The apartment is located on the fringe of the City centre where there is a renowned range of leisure facilities including the Northgate Arena, retail amenities including the famous Rows, Roodee Racecourse and the River Dee, a wide range of restaurants and public houses are also readily accessible. Good road links to the A55 expressway and motorway networks facilitate daily travel to the surrounding areas of commerce and industry and Chester Railway station is a short distance away.

DIRECTIONS

Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle street and continue toward the

roundabout, take the 2nd exit onto Nicholas Street/A5268, continue along A5268. At the roundabout take the 2nd exit onto St. Oswalds Way/A5268 then take the next left onto Victoria Road. Continue along Victoria road for 175 yards; the destination will be on the left identified by the wide brick entrance and our Town & Country for sale board located on the right-hand side.

COMMUNAL ENTRANCE HALL

A communal entrance hall featuring a ceramic-tiled floor, with stairs leading up to the apartments above.

VESTIBULE

The apartment door opens to a small vestibule with the private entrance to the apartment.

ENTRANCE HALL

The apartment door opens to a small vestibule with a private entrance to the apartment. From the entrance hall, there is an intercom receiver and airing cupboard housing a hot water tank. Doors lead off to the living room, bedroom, shower room and store cupboard measuring 5'7" X 4'7" complete with shelving and hanging for coats as well as housing electricity and consumer unit.



LIVING ROOM

16'5" x 9'9"

A dual-aspect room featuring windows on both the front and side elevations,

complete with integrated blinds, and an arched three-way opening leading to the kitchen.



KITCHEN

8'6" x 6'4"

The modern kitchen features gloss white wall, base and drawer units, complemented by stainless steel handles providing ample storage space. Plentiful work surfaces house a stainless steel one-and-a-half bowl sink unit complete with a mixer tap and tiled splashback with a space and plumbing for a washing machine below. Appliances include an integrated oven and electric cooktop with extraction hood with space for fridge/freezer to the right. A window faces the side elevation with an integrated blind.



BEDROOM ONE

13'5" x 8'5"

Featuring two sets of built-in wardrobes with hanging and shelving, a window to the front elevation with integrated blind.



SHOWER ROOM

6'3" x 5'3"

An electric shower unit sits within a curved shower closure, glossy white vanity units incorporate a dual flush, low-level toilet, and basin with a mirrored medicine cabinet above finished with partially tiled walls. Additionally, there is an electric towel rail recessed downlight and extractor fan.



EXTERNALLY

The property sits amid well-presented tidy communal gardens with access to a single garage with an up-and-over garage door. Surrounding the property is a hedgerow to the rear, and brick walls and iron gates providing additional security.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Leasehold 999 years from 1 January 1992 : A Peppercorn (if demanded) and a Service charge is paid

to Management company.

Service Charge is presently £100 per month (approximately) includes cover for building insurance and maintenance of all communal areas and grounds, Council Tax Banding: B £1771

ARRANGE A VIEWING

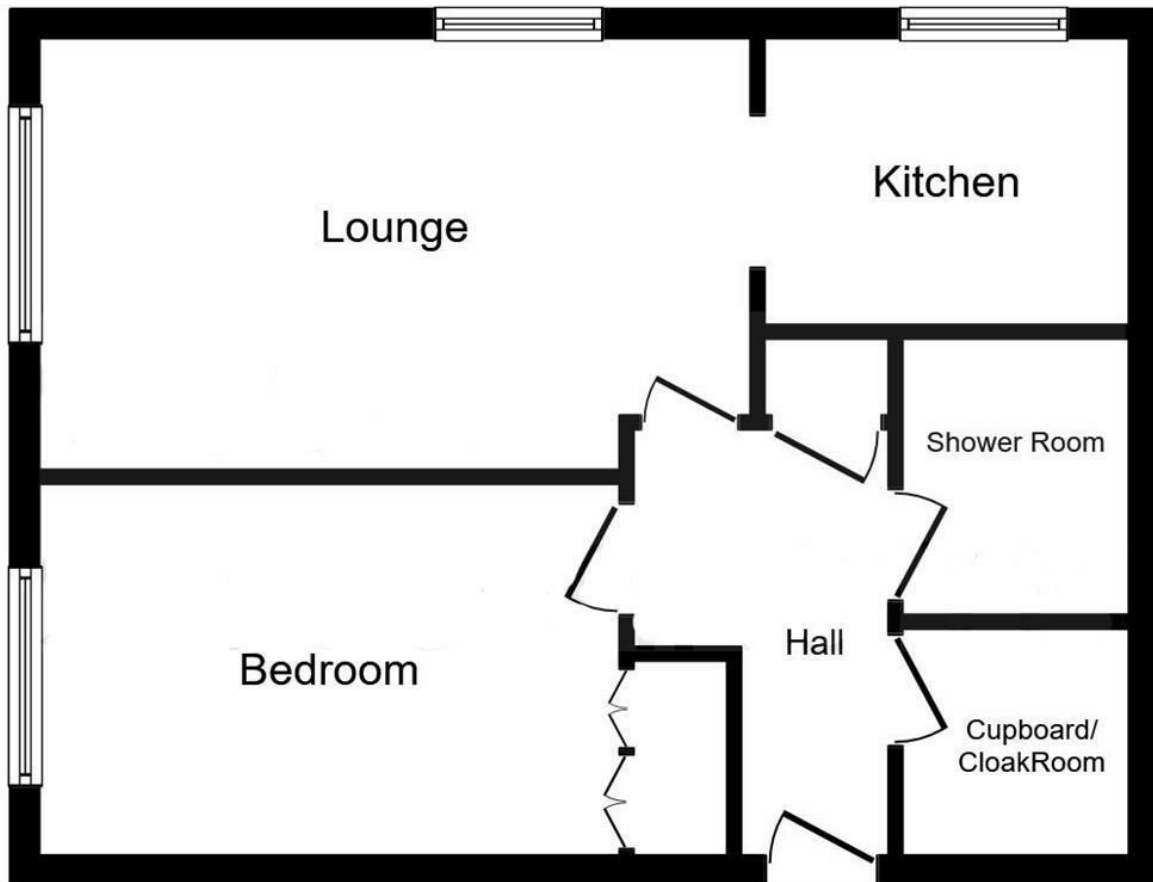
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

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.**



Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.