

# Town & Country

Estate & Letting Agents

Plumley Close, Vicars Cross

No Onward Chain £149,950



Located within the highly desirable Chester suburb of Vicars Cross, this two-bedroom, ground floor apartment benefits from both gas central heating and UPVC double glazing, lovely communal gardens and a single garage. This apartment should be viewed to be appreciated.

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## DESCRIPTION

Plumley Close is set within a quiet, mature and popular residential area, constructed by A H Crossley in the early 1960s the attractive and mature development comprises of three main buildings surround by a well-maintained green space. This ground floor apartment provides spacious accommodation comprising of an entrance hall having an intercom system, built in storage cupboards and doors opening into the living room having a bay window and door opening to the communal garden. A fitted kitchen facing the front elevation and two good sized bedrooms with windows overlooking the communal gardens and a wet room. The apartment also benefits from communal parking, a single garage and lovely well attended communal gardens.

## LOCATION

Plumley Close is situated within easy reach of various facilities within Vicars Cross and Boughton having local shops and supermarkets including Aldi and Sainsburys and the array of amenities within and around the city of Chester. Excellent connections to the wider Northwest Road communications network can be accessed via nearby junctions with the A41, A51, A55 expressway and M53/M56 motorways, as well as fast and efficient mainline railway services from the Chester General Railway Station.

## DIRECTIONS

From Chester, proceed out of the city in a easterly direction along Boughton taking the left hand lane at the gyratory system and continuing along Tarvin Road and through the traffic lights onto the Vicars Cross Road. Proceed for a further short distance turning right just after the petrol filling station into Pearl Lane. Continue along Pearl Lane, turning left into Richmond Crescent and then first right, Plumley Close will be observed after a further short distance on the left-hand side.

## ENTRANCE HALL

11'8" x 5'5"

The entrance hall has two built in cupboards along with fitted floor to ceiling cupboards all of which have lever doors. There is an intercom and timber laminate flooring. The door off opens into the living room, both bedrooms and the wet room.



## LIVING ROOM

19'1" x 11'6"

Having a bay window and UPVC opaque double glazed door overlooking and opening onto the communal gardens respectively, along with a radiator and a glazed door opening to the kitchen.



## KITCHEN

11'0" x 7'8"

The kitchen is fitted with a range of light wood grain affect wall base and draw units having stainless steel handles. Ample work surface space is provided housing a stainless-steel single drainer sink unit with mixer tap and tiled splashback, a breakfast bar and integrated appliances including an oven, hob and extractor hood. There is space and plumbing for a washing machine along with space and plumbing for a slimline dishwasher. The kitchen window overlooks the rear elevation of the property.



## WET ROOM

10'0" x 6'1"

The wet room has a fitted floor to ceiling lever door cupboard and a radiator. A wall mounted electric shower, a low-level WC and wash hand basin, fully tiled walls and two opaque windows facing the rear elevation.



## BEDROOM ONE

14'8" x 9'6"

Having a window overlooking the communal gardens, a radiator and a fitted floor to ceiling double wardrobe with a mirror insert.



## BEDROOM TWO

14'8" x 7'5"

Also having a window overlooking the communal gardens, with a radiator below and a built-in double wardrobe.



## EXTERNALLY

The property benefits from communal parking and lovely well attended

communal gardens. Communal parking and a separate single garage.

## ARRANGE A VIEWING

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

## SUBMIT AN OFFER

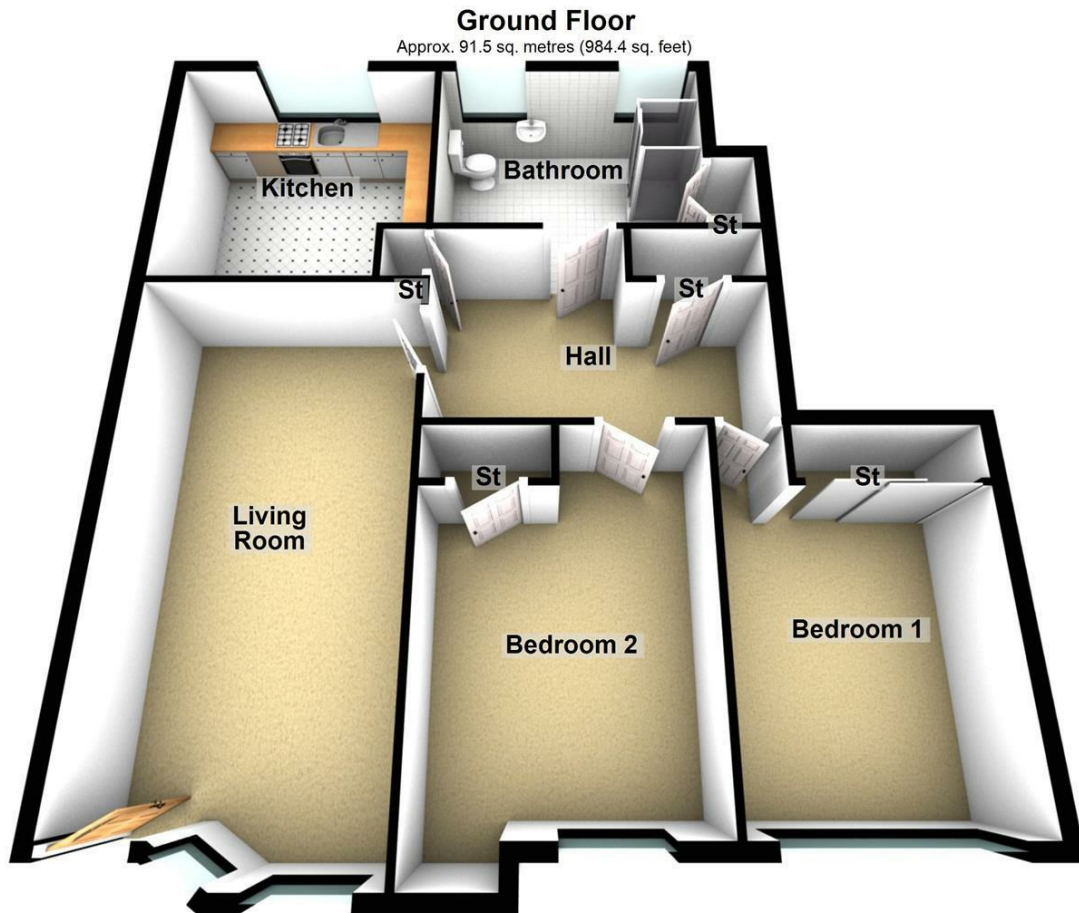
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Tenure: Leasehold 999 years from 1964. Years Remaining ; 939 years. Service charge: £460.00 per quarter Council Tax: Band C : £2,024

## MORTGAGE SERVICES

Town & Country Estate Agents 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.



### Ground Floor

Approx. 91.5 sq. metres (984.4 sq. feet)

Total area: approx. 91.5 sq. metres (984.4 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		75	77
(69-80) C			
(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	