

# Town & Country

Estate & Letting Agents

Heathcote Close, Chester

£155,000



Conveniently located, this two-bedroom ground-floor apartment offers easy access to the city centre, motorways, retail parks, gyms, and other amenities. It features UPVC double glazing, electric wall heaters, an entrance hall, a spacious living room, a modern kitchen, two bedrooms, and a three-piece bathroom. Offered with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
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## DESCRIPTION

Ideally situated, this two-bedroom ground-floor apartment offers easy access to the city centre, local motorway networks, retail parks, gyms, and a variety of other day-to-day amenities. The property benefits from UPVC double glazing and electric wall heaters. The accommodation comprises an entrance hall, a spacious living room, a recently installed kitchen, two bedrooms, and a three-piece bathroom suite. This property is available with no onward chain.

## LOCATION

Oriel House lies approximately half a mile from Chester City Centre with its excellent shopping and leisure facilities. Local shops at The Bache on Liverpool Road include a supermarket, together with a railway station on the Liverpool line. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network, together with the A55 North Wales trunk road. A leisure and fitness centre is situated opposite the development.

## DIRECTIONS

From our Chester Branch, head south on Lower Bridge Street toward St. Olave Street and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268) and continue along A5268. At the next roundabout, take the first exit onto

Upper Northgate Street (A5116). Turn right onto A5116, then left onto Liverpool Road (A5116). At the roundabout, take the second exit onto Brook Lane. Your destination will be on the left.

## ENTRANCE HALL

A timber-panel front door opens to an entrance hall featuring woodgrain-effect laminate flooring. The hall includes a built-in cupboard housing the hot water cylinder, an electric wall heater, and an intercom system. Doors lead off to the living room, both bedrooms, and the bathroom.



## LIVING ROOM

15'0 x 11'0

The living room features a bay window to the front, woodgrain-effect laminate flooring, an electric wall heater, a coved ceiling, and a doorway leading to the kitchen.



## KITCHEN

9'5 x 6'3

The recently installed contemporary-style kitchen features stainless steel handles and woodgrain-effect work surfaces, housing a stainless steel single drainer sink unit with a mixer tap and tiled splashback. The kitchen includes an integrated oven, hob, and stainless steel extractor. There is space for a tall fridge freezer, as well as space and plumbing for a washing machine. A window faces the side elevation, providing natural light.



## BEDROOM ONE

15'3 x 9'4 (max)

The bedroom features woodgrain-effect laminate flooring, an electric wall heater, two windows to the front elevation, and a built-in double wardrobe.



## BEDROOM TWO

8'2 x 6'10

The room features two windows facing the front elevation, woodgrain-effect laminate flooring, and an electric wall heater.



## BATHROOM

7'4 x 6'0

The bathroom is fitted with a white three-piece suite comprising a bath with an electric shower and protective screen, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is an extractor fan for ventilation.

## 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. The property has an allocated parking space which is located just outside the property and also has ample visitors parking.

Lease 999 years from new (1998)

Service charge £700 per annum

Ground rent £72 per annum

Council Tax Band B: £1771.00

## 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

Total approx floor area: 556.9 ft<sup>2</sup> (51.7 m<sup>2</sup>)  
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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			
(69-80) C		71	77
(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	