

Town & Country

Estate & Letting Agents

Weaver Street, Chester

Offers In The Region Of £175,000



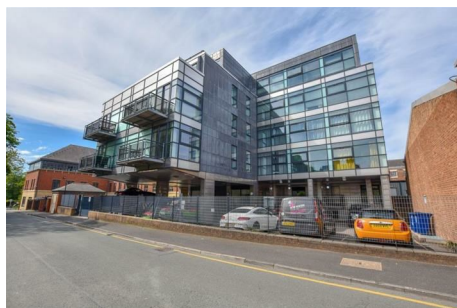
This spacious and modern two-bedroom apartment is situated in the heart of Chester within the historic city walls. A few steps from Watergate Street & the Cross, this property provides easy access to city-centre shopping & dining and Chester Racecourse. The accommodation features a living room and open-plan kitchen brightly lit with floor-to-ceiling windows, a large principal bedroom with en-suite shower room, a second bedroom which can be flexibly used as an extended second living room, and a second modern three-piece bathroom. A fantastic opportunity for city-centre living.

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DESCRIPTION

Located in the heart of Chester within the historic city walls, a few steps from Watergate Street & the Cross and within easy reach of city-centre shopping, dining and culture. Available with no onward chain, the property is accessed via a communal lift and stairs. This spacious and versatile apartment features an entrance hall, a bright living room with an open thoroughway to a modern fitted kitchen, and a sliding partition leading to a second bedroom currently used as a sitting room. The generously sized principal bedroom benefits from an ensuite shower room, while a contemporary three-piece bathroom completes the accommodation. This apartment presents an excellent opportunity for city-centre living.



LOCATION

The property is perfectly positioned in the heart of Chester city centre, offering access to an extensive selection of shops, diverse restaurants to suit all tastes, cultural venues of the Northgate quarter, and leisure facilities such as the Northgate Arena and Total Fitness Centre. A number of supermarkets, including a Sainsbury's and Tesco, are located within easy walking distance. The property is ideally placed for easy commuting to surrounding areas, with frequent bus services in and around Chester. The Chester Business Park is just a short drive away, as is the A55 North Wales Expressway, providing excellent links to the wider motorway network.

DIRECTIONS

From our Chester Branch, head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, continue to the roundabout and take the second exit onto Nicholas Street/A5268, then turn right onto Weaver Street.



ENTRANCE HALL

The private entrance door opens into an entrance hall featuring hardwood flooring, recessed ceiling downlights, an electric wall heater, and light oak veneer doors. These doors provide access to the living room, kitchen, principal bedroom, bathroom, and a second bedroom, which is currently used as a sitting room.



KITCHEN

14'9 x 6'5

The kitchen has recently been fitted with a range of gloss grey wall, base, and drawer units, complemented by stainless steel handles and woodgrain-effect work surfaces. It features a stainless steel one-and-a-half bowl sink unit. Integrated appliances include a stainless steel oven, hob, and extractor hood, as well as a washing machine. There is space and plumbing for a dishwasher and room for a freestanding fridge-freezer. The flooring is finished with ceramic tiles, and recessed

downlights are set within the ceiling. An open doorway leads seamlessly into the living room, with a second access directly into the central corridor.



LIVING ROOM

15'4 x 11'4

The living room features hardwood flooring, a

wall-mounted electric storage heater, a video intercom system, and recessed ceiling downlights. A large window overlooks Nicholas Street, allowing plenty of natural light. A large sliding door separates the living room from the sitting room, which also serves as the second bedroom.



BEDROOM ONE

14'8 x 11'2

The room features an electric wall heater and is fitted with a range of light woodgrain-effect wardrobes, including a mirrored insert, as well as floor-to-ceiling double wardrobes with opaque mirror inserts. A large window offers plenty of natural light, and looks out onto a large balcony. A light oak veneer door provides access to the ensuite shower room.



BEDROOM TWO/SITTING ROOM

14'2 x 11'4

A versatile room currently used as a sitting room, which could easily serve as a permanent or guest bedroom. It features a large window overlooking Nicholas Street, hardwood flooring, and a wall-mounted electric heater.



ENSUITE SHOWER ROOM

7'4 x 6'10

Fitted with a contemporary white suite, the ensuite includes a double shower enclosure with a thermostatic shower, a vanity unit housing a low-level WC, and a wash hand basin with a mixer tap, complemented by a large mirror above. The room also features ceramic tile flooring, a heated towel rail, and recessed ceiling downlights.



BATHROOM

7'5 x 6'9

The bathroom is fitted with a contemporary white suite, including a panel bath, a vanity unit housing a low-level WC, and a wash hand basin with a mixer tap, complemented by a large mirror above. The room also features ceramic tile flooring and recessed ceiling downlights.

SERVICES TO PROPERTY

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

Tenure: Leasehold

Lease Length - 999 years from 2002

Service Charge - £1350 pa

Ground Rent: £150.00 pa

Council Tax Band E - £2783.00

Please be advised there is no parking with this property.

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.

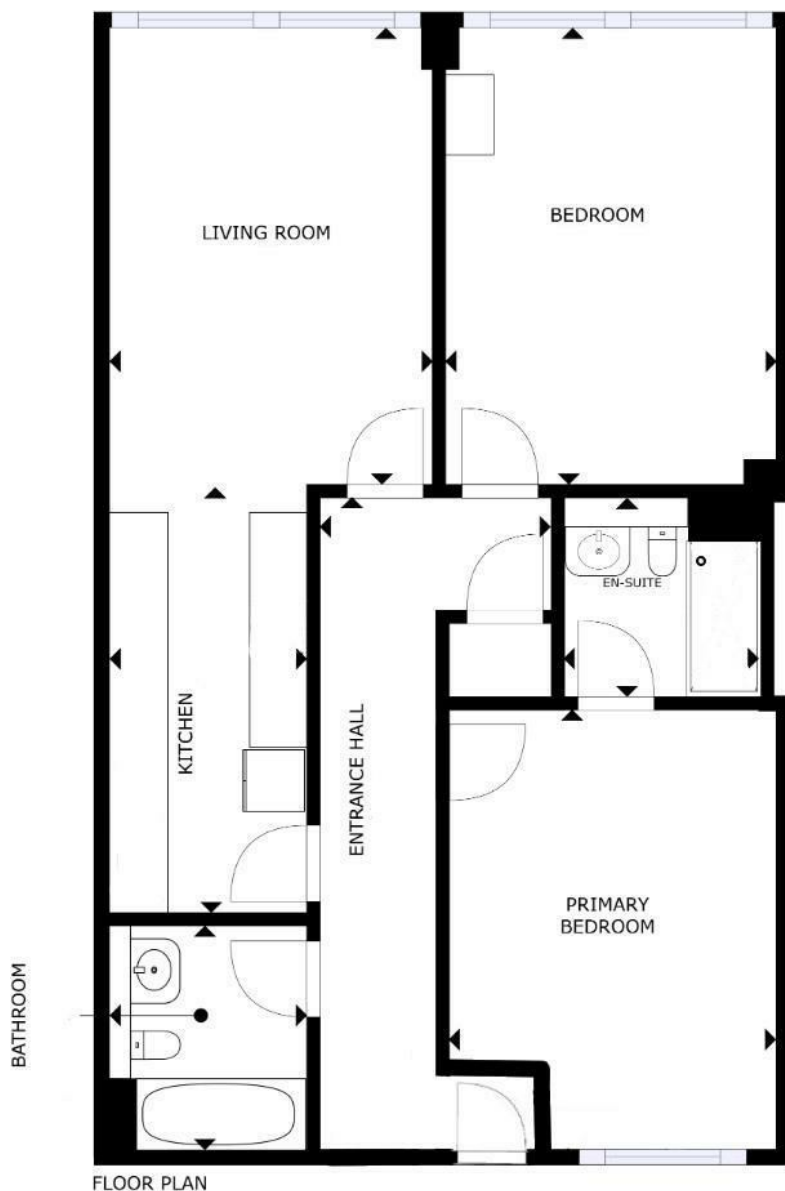
SUBMIT AN OFFER

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

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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN : 906 sq.ft, 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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.