

Town&Country

Estate & Letting Agents

Seller Street, Chester

£124,950



Perfectly located for convenient access to Chester city centre, Chester train station, and only a short walk from the Shropshire Union Canal, this one-bedroom first-floor apartment offers easy access to a variety of everyday amenities. The property is double-glazed throughout and features gas central heating. Well-presented, it includes an entrance hall with a built-in cupboard, an open-plan living room and kitchen, a double bedroom, and a spacious three-piece bathroom suite.

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DESCRIPTION

Ideally situated for easy access to Chester city centre, Chester train station, and just a short stroll from the Shropshire Union Canal, with a host of day-to-day facilities on its doorstep, this one-bedroom first-floor apartment is double-glazed throughout and benefits from gas central heating. It is well-presented and comprises an entrance hall with a built-in cupboard, an open-plan living room and kitchen, a double bedroom, and a spacious three-piece bathroom suite.



LOCATION

The property is situated within Chester City Centre where extensive shopping and leisure facilities are available including the Northgate Arena, River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. There are regular train services from Chester's main station. Easy access is available to neighbouring centres via the inner ring road which leads to the Chester Southerly By-pass to Deeside and North Wales together with the M53 providing access to the motorway network.



DIRECTIONS

From our Chester Branch: Head north on Lower Bridge St towards Grosvenor St/A5268 for 0.1 miles. Turn right onto Pepper St/A5268 and continue to follow A5268 for 0.5 miles. Turn right onto Foregate St/A5268 and continue to follow A5268 for 0.6 miles. Continue straight onto St Oswalds Way/A5268 for 0.8 miles. At the roundabout, take the 3rd exit to stay on St Oswalds Way/A5268 for 1.1 miles. Turn left onto Seller St, then turn right onto The Square. Your destination will be on the left.

PRIVATE ENTRANCE HALL

The entrance opens to wood-grain effect laminate flooring and an entrance hall with a radiator, recessed downlights, a glass brick wall to the main living room, and a built-in cupboard housing the gas boiler. Doors lead off to the living room, bedroom, and bathroom.



OPEN PLAN LIVING ROOM AND KITCHEN`

20'1 x 16'4 (max)

A triangular-shaped room with a continuation of the wood-grain effect laminate flooring, two radiators, a window facing the front elevation, a full-length window with an integrated door opening to the balcony, recessed downlights set within the ceiling, and a wall-mounted intercom.



KITCHEN AREA

The kitchen area is fitted with white wall, base, and drawer units with wooden ornamental handles and wood-grain effect work surfaces, housing a single bowl, single drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing for a washing machine and space for a fridge-freezer.



BEDROOM

12' x 9'3

The bedroom also features wood-grain effect laminate flooring and has a window facing the side elevation, with a radiator below.



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BATHROOM

7'8 x 5'7

The bathroom is fitted with a modern three-piece white suite, comprising a panel bath with a mixer tap and thermostatic shower above, a dual-flush low-level WC, and a pedestal wash

basin. The bathroom also features ceramic tile flooring, partially tiled walls, a chrome heated towel rail, recessed downlights, and an extractor fan set within the ceiling.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Leasehold - Management fee: £1399.66 per annum (paid twice yearly)
Ground rent £37.50 paid quarterly
Lease Length: leasehold for the property is 999 years from the 1st of January 2002.
Council Tax - Band C - £2,077.00

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.

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.

