

# Town & Country

Estate & Letting Agents

Commonhall Street, Chester

£200,000



This second-floor apartment offers the perfect blend of modern living and convenience. Featuring a prime location, a spacious open-plan living area, two generously sized bedrooms, two bathrooms, and its own allocated parking space, this home has it all. Viewing is a must to fully appreciate everything it has to offer.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Ideally located for easy access to the city centre, this first-floor two-bedroom apartment benefits from double glazing, gas central heating, and off-road parking to the rear. The well-appointed internal accommodation includes an entrance hall, open-plan kitchen/dining/sitting room, two bedrooms, and a stylish bathroom suite with an integrated laundry cupboard.



## LOCATION

This modern two bedroom 2nd floor flat occupies an enviable position overlooking Commonhall Street in Chester City centre. The hustle & bustle of the City & the famous Chester rows are within a short stroll away! For commuting and travel, the A55 is about a ten minute drive. The airports are about an hour's drive and the North Wales Coast is about half an hour. The retail park and a variety of gyms and health clubs are a short drive and it is worth mentioning there is a Sainsbury's Local and a Tesco express within a few minutes' walk from home.



## DIRECTIONS

Head south on Lower Bridge St towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the 2nd exit onto Nicholas Street/A5268. Turn right onto Weaver Street. Turn right onto Commonhall Street. Destination will be on the left.

## COMMUNAL ENTRANCE HALL

Accessed from both the front and rear of the building, featuring individual post boxes and a lift to all upper floors.

## PRIVATE ENTRANCE HALL

Entered through a wood grain-effect door, opening onto wood grain-effect laminate flooring. Doors lead off to the open-plan kitchen, dining, and sitting room, both bedrooms, and the bathroom.



## OPEN-PLAN

### KITCHEN/DINING/SITTING ROOM

24'9" x 12'8" max

Wood grain-effect laminate flooring throughout, with two radiators and two glazed double doors opening onto Juliet

balconies overlooking Commonhall Street.

The kitchen area is fitted with a range of light wood grain-effect wall, base, and drawer units complemented by stainless steel handles and ample work surface space. A stainless steel one-and-a-half bowl single drainer sink unit is inset. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a dishwasher, fridge, and freezer. A video intercom system is mounted on the wall, and recessed downlights are fitted in the ceiling.







## BEDROOM ONE

16'0" x 10'6" max

Features recessed ceiling downlights, a radiator, and glazed double doors opening onto a Juliet balcony.



## BEDROOM TWO

11'6" x 8'5"

Also benefits from recessed ceiling downlights, a radiator, and glazed double doors leading to a Juliet balcony.



## BATHROOM

9'7" x 6'8"

Fitted with a modern white three-piece suite comprising a panel bath with overhead shower and protective screen, a hidden cistern low-level WC, and a wash hand basin with mixer tap.

The bathroom also includes partially tiled walls, a chrome heated towel rail, ceramic tile flooring, recessed ceiling downlights, and an extractor fan.

Double doors open to a laundry cupboard with plumbing for a washing machine and housing the gas combination boiler.

## SERVICES TO PROPERTY

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

Tenure: Leasehold 150 yrs from 2004 (129 yrs remaining)

Council Tax: Band E - £2488.51

Service charge: £1450.00

No ground rent

## 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.

