

# Town & Country

Estate & Letting Agents

Black Diamond Park, Chester

£155,000



Nestled in the desirable Black Diamond Park area of Chester, this modern first-floor apartment presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-designed layout, having two bedrooms a contemporary kitchen and two stylish bathrooms. There is an allocated parking space, a valuable asset in this bustling area. The apartment's modern design and thoughtful amenities make it an attractive choice for those seeking a contemporary lifestyle in Chester.

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## DESCRIPTION

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment in Black Diamond Park is not to be missed. With its ideal location and modern comforts, it is sure to appeal to a wide range of buyers. Beautifully presented throughout this first-floor apartment benefits from uPVC double glazing and gas central heating. The accommodation comprises of an entrance hall with a cloak's cupboard, a spacious living/dining room with open access to a contemporary kitchen featuring integrated appliances, a modern three-piece bathroom suite, and two bedrooms – the principal bedroom offering fitted wardrobes and an en suite shower room. Externally, the apartment benefits from communal off-road parking with an allocated space to the rear of the block.



## LOCATION

Ideally located towards the rear of this modern development enjoying a wealth of amenities within walking distance of the apartment including the ever popular area of Hoole with its superb range of local amenities, shops and restaurants. Chester City Centre offers a wealth of shops and restaurants to suit every taste, and leisure facilities within easy reach including the Northgate Arena and Storyhouse theatre. The area has an excellent nationwide road

network and Chester's main railway station with its fast mainline services to London and the North is also within walking distance of the property.

## DIRECTIONS

From our Chester Branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, slight left onto St Oswalds Way/A5268, at the roundabout, take the 2nd exit onto Hoole Way/A56, turn left onto Black Diamond Street, turn right onto Black Diamond Park, turn left to stay on Black Diamond Park. Turn right to stay on Black Diamond Park and the apartment will be located on the right.

## COMMUNAL ENTRANCE

A communal entrance hall with stairs rising to the apartments above. The subject apartment is situated on the first floor.

## PRIVATE ENTRANCE HALL

The property is entered through a panelled door, opening onto woodgrain-effect laminate flooring. There is a radiator and doors leading off to the living/dining room, both bedrooms, the bathroom, and a shelved cloaks cupboard.



## LIVING/DINING ROOM

15'1 x 10'9

With a continuation of the woodgrain-effect laminate flooring from the entrance hall, this spacious

living/dining room features a front-facing window with a radiator below, and an open throughway leading into the kitchen.



## KITCHEN

7'4 x 7'4

The kitchen is fitted with a range of contemporary gloss white wall, base, and drawer units complemented by stainless steel handles and dark woodgrain-effect work surfaces. These house a stainless steel single-drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, as well as a fridge/freezer, dishwasher, and washing machine. The flooring is ceramic tile, and a window faces the rear elevation.



## BEDROOM ONE

11'2 x 8'2

Featuring woodgrain-effect laminate flooring and a floor-to-ceiling triple-door fitted wardrobe with mirrored inserts. A window faces the front elevation with a radiator below. An internal door leads to the en suite shower room.



## EN SUITE SHOWER ROOM

6'0 x 7'0

Installed with a modern white three-piece suite comprising an oversized fully tiled shower enclosure with electric shower, a dual-flush low-level WC, and a pedestal wash hand basin with tiled splashback. The flooring is ceramic tile, and the room includes a radiator and ceiling-mounted extractor fan.



## BEDROOM TWO

11'7 x 5'5

Also fitted with woodgrain-effect laminate flooring, with a front-facing window and radiator below.



## BATHROOM

6'5 x 6'2

Fitted with a modern white suite comprising a panelled bath with mixer tap, a dual-flush low-level WC, and a pedestal wash hand basin. The flooring is ceramic tile, with partially tiled walls, a radiator, and an extractor fan in the ceiling.

## EXTERNALLY

To the rear of the property is the apartment block's communal parking area, where the subject apartment benefits from an allocated space: number 109.

## SERVICES TO PROPERTY

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

Ground rent: £200 annual

Service charge: £1487.47

Years remaining: 107

Term: 125 years starting 1st January 2008

Council Tax: b £1860.00

## ARRANGE A VIEWING

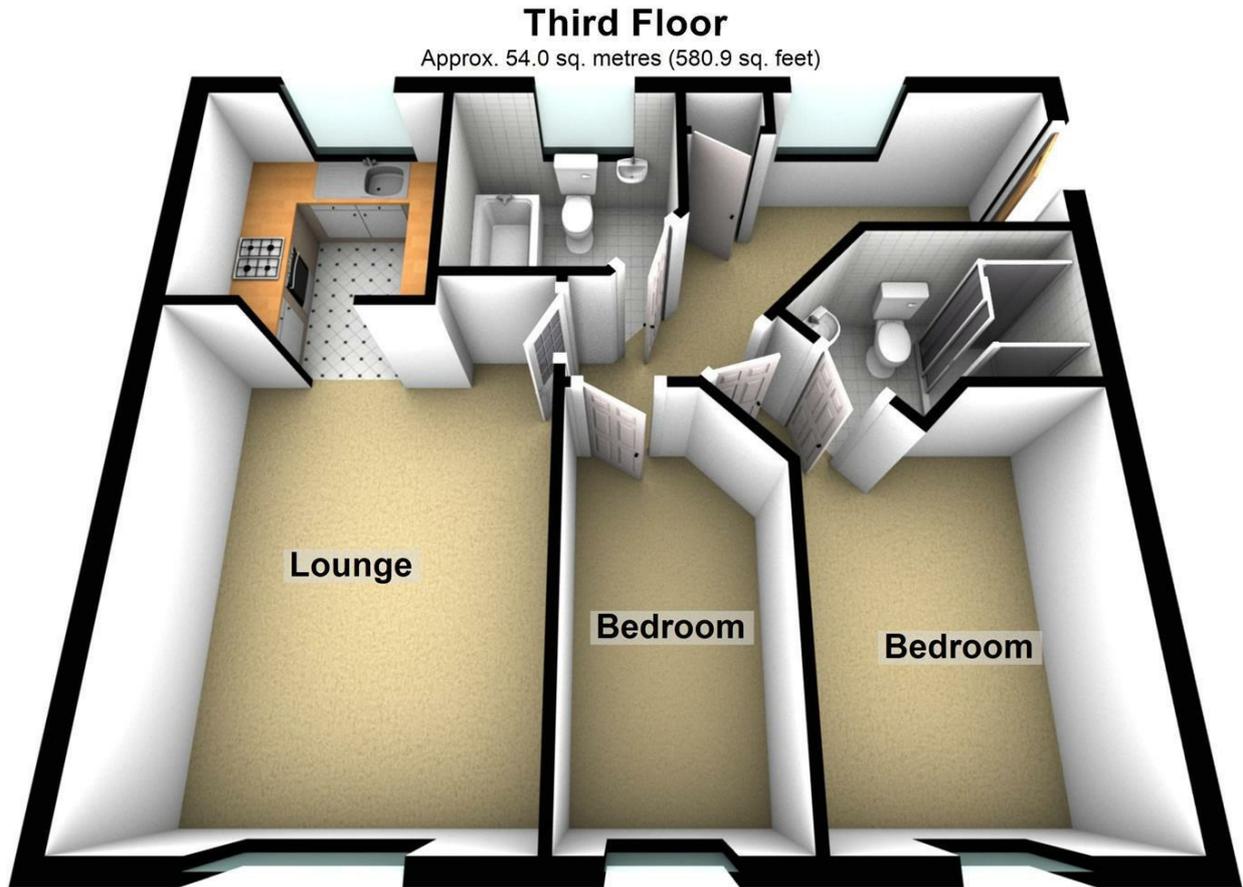
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	