

# Town & Country

Estate & Letting Agents

Black Diamond Park, Chester

Offers In Excess Of £145,000



Nestled in the desirable Black Diamond Park area of Chester, this charming first-floor apartment offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to Chester city centre, the train station, and the vibrant Hoole district, along with a variety of local amenities just a stone's throw away.

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## DESCRIPTION

Ideally located for easy access to Chester city centre, Chester train station, Hoole, and a range of nearby amenities, this well-presented second-floor apartment overlooks communal gardens. The property benefits from UPVC double glazing, gas central heating, and is offered with no onward chain. In brief, it comprises an entrance hall with storage/cloaks cupboard, a living room with archway through to a modern fitted kitchen with integrated appliances, a white three-piece bathroom suite, and two bedrooms — the principal of which includes en-suite facilities.



## LOCATION

Ideally located within 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 the Chester branch head north on lower bridge street/A5268, turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate

Street/A5268, continue to follow A5268, Continue straight 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 left to stay on Black Diamond Park, turn left and the apartment will be located on the left hand side.



## COMMUNAL ENTRANCE HALL

The communal entrance hall has both front and rear access points, with a staircase leading to the apartment, which is located on the second floor.

## ENTRANCE HALL

The property is entered through a panelled front door that opens into a hallway with wood grain-effect flooring. Features include an intercom system, a radiator, a window facing the rear elevation, a cloaks/storage cupboard, and light wood grain-effect doors providing access to the living room, bathroom, and both bedrooms.



## LIVING ROOM

14'5 x 10'9

With a window facing the front elevation

overlooking the communal garden, this room features a radiator and an open archway leading into the kitchen.



## KITCHEN

7'5 x 7'3

The kitchen is fitted with a range of attractive, contemporary gloss-fronted wall, base, and drawer units, with worktop space incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, extractor hood, slimline dishwasher, washing machine, and fridge/freezer. There is also a cupboard housing the Ideal Logic gas combination boiler. A window faces the rear elevation, and the ceiling is fitted with recessed downlights and an extractor fan.



## BEDROOM ONE

11'5 x 8'2

This double bedroom features a range of fitted wardrobes, a window facing the front elevation with radiator below, and a light wood grain-effect door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

7'5 x 5'2

Fitted with an oversized shower enclosure and electric shower, dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled and the room includes a radiator, recessed ceiling downlights, and an extractor fan.



## BEDROOM TWO

11'5 x 5'4

With a window facing the front elevation and a radiator below.



## BATHROOM

6'4 x 5'9

Installed with a modern white suite comprising a panelled bath with mixer tap, a dual-flush low-level WC, and a pedestal wash hand basin. Partially

tiled walls, a radiator, and an opaque window to the rear elevation complete the space, along with recessed downlights and an extractor fan in the ceiling.



## EXTERNALLY

The property overlooks a communal garden and benefits from vehicle access to the rear of the main building, where it has its own allocated parking space (number 148).



## SERVICES TO PROPERTY

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

Tenure: Leasehold - 985 Years remaining  
Service Charge : £1588.80 per annum (approx)  
Council Tax: B, £1860.

## ARRANGE A VIEWING

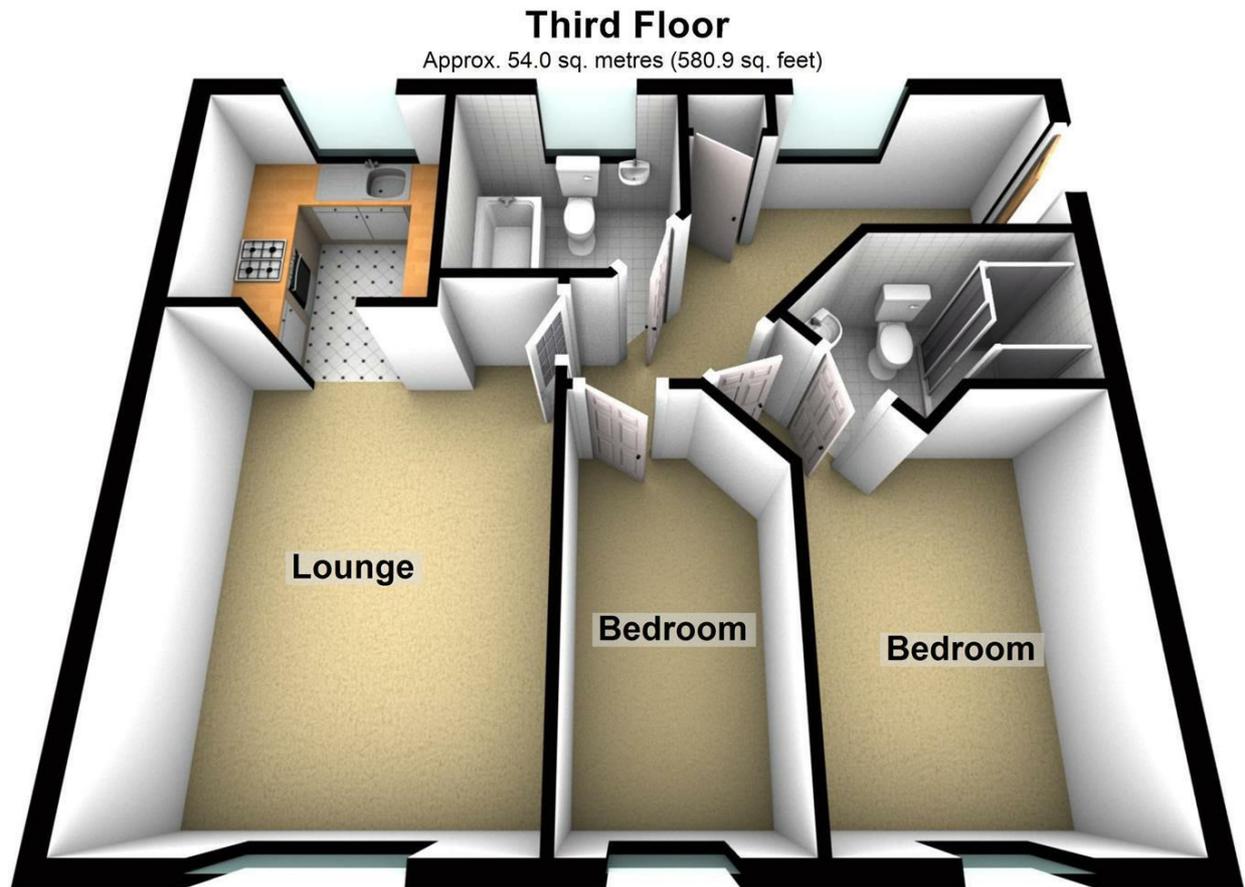
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.



Total area: approx. 54.0 sq. metres (580.9 sq. feet)

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>78</b>	<b>78</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	