

Town & Country

Estate & Letting Agents

Saddlery Way, Chester

£150,000



Nestled in the charming area of Saddlery Way, Chester, this delightful second-floor apartment presents a wonderful opportunity for those seeking modern living in a vibrant location. The property boasts a well-thought-out layout, featuring one reception room, two spacious bedrooms, and a contemporary bathroom.

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DESCRIPTION

This well-presented apartment offers spacious, modern accommodation throughout and benefits from two Juliet balconies and an allocated parking space. The entrance hall provides access to all rooms and includes a useful built-in storage cupboard housing the hot water cylinder. The open-plan living room and kitchen is a bright and inviting space, featuring wood-grain-effect units, integrated appliances, ample work surfaces, and recessed ceiling lighting. The living area enjoys natural light from a front-facing window and a UPVC double-glazed door opening onto a Juliet balcony. There are two good-sized bedrooms, with the primary bedroom also offering a Juliet balcony. The modern bathroom is finished with panelled walls and wood-grain-effect laminate flooring, and includes a contemporary three-piece suite with a waterfall-style mixer tap, shower over the bath, and a heated towel rail.

LOCATION

Situated adjacent to the renowned Chester Racecourse and a short walk from the city centre, there are a wealth of shops and restaurants available to suit every taste, as well as leisure facilities including the Northgate Arena and Total Fitness Centre. The property is well placed for easy commuting to all surrounding areas and buses run at frequent intervals into Chester. The

Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

ENTRANCE HALL

The apartment is entered through a wood-grain-effect fire door, which opens into an entrance hall with an inset doormat, an intercom receiver, an electric wall heater, and a built-in storage cupboard housing the hot water cylinder. Doors lead to both bedrooms, the bathroom, and the open-plan living room and kitchen.



LIVING ROOM/KITCHEN

20'3 x 12'8

The kitchen area is fitted with a range of wood-grain-effect wall, base, and drawer units complemented by stainless steel handles. There is ample work-surface space incorporating a stainless steel single-drainer, single-bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a dishwasher and washing machine. Recessed downlights are set into the ceiling.

The seating area features two electric wall heaters, continuation of the recessed downlights, a window facing the front elevation, and a UPVC double-glazed door opening to a Juliet balcony.



BEDROOM ONE

15'8 x 9'2

With a window facing the front elevation, recessed downlights, an

electric wall heater, and a UPVC double-glazed door opening to a Juliet balcony.



electric heated towel rail is fitted to the wall, and recessed downlights and an extractor fan are set into the ceiling.



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.

EXTERNALLY

Allocated car parking space: Number 29.

SERVICES TO PROPERTY

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

Tenure: leasehold

Council Tax Band: C £2,126.00

Service Charge: £261 per quarter

Ground Rent: £250 per annum

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

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BEDROOM TWO

11'9 x 10'9

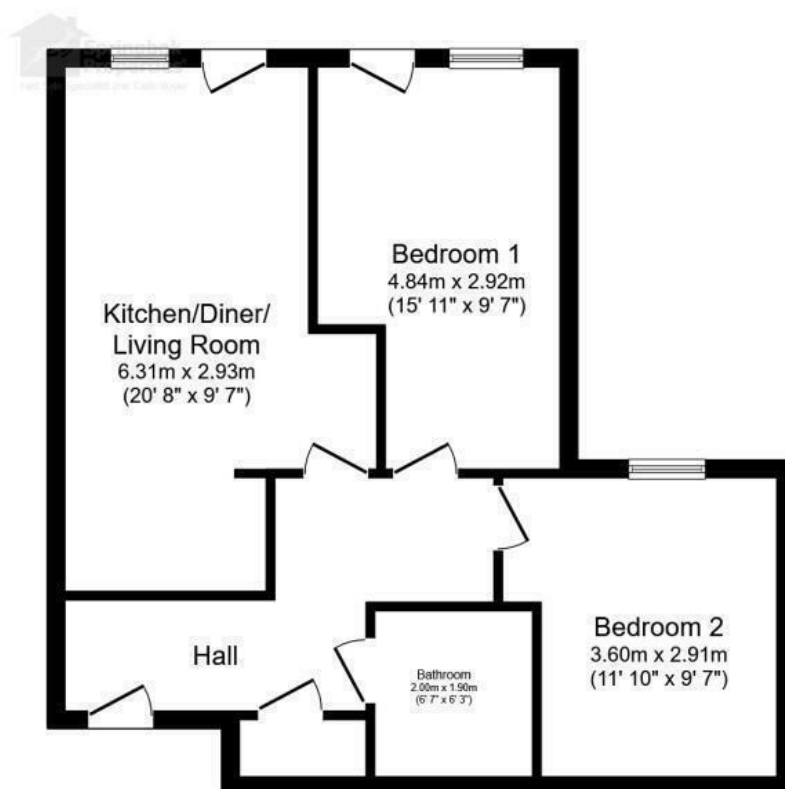
With an electric wall heater and a window facing the front elevation.



BATHROOM

6'4 x 5'9

With panelled walls and wood-grain-effect laminate flooring, the bathroom is fitted with a modern white three-piece suite comprising a panelled bath with waterfall-style mixer tap, shower above with protective screen, a dual-flush low-level WC, and a pedestal washbasin also with a waterfall-style mixer tap. An



Total floor area 58.5 m² (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(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	

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