

Town & Country

Estate & Letting Agents

Christleton Road, Chester

No Onward Chain £275,000



Combining contemporary luxury with exceptional space, this outstanding first-floor 1140 sq ft apartment offers a rare opportunity to acquire a beautifully appointed home in one of Chester's most desirable locations. The heart of the property is the stunning open-plan living, dining and kitchen area featuring a cast iron log-burning stove, both double bedrooms are generously sized and benefit from stylish en-suite facilities. Having the advantage of secure gated parking, lift access and an enviable position close to Chester city centre This apartment offers style, comfort and convenience in equal measures, and simply must be viewed to be fully appreciated.

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DESCRIPTION

The apartment is located within New House, a character building that was converted into residential apartments between 2015–2017. The development consists of a mix of apartments combining period features with modern interiors, with the benefit of high ceilings and large windows retained from the original building. Tanners premium wine shop is conveniently located on the ground floor, but the ten luxury apartments on the 1st and 2nd floors are completely separated and have a secure separate entrance. This first floor apartment occupies a sought-after position on Christleton Road, beautifully presented offering stylish, contemporary living within easy reach of Chester city centre and excellent transport links. Accessed via a secure communal entrance with lift access and featuring a spacious open-plan living, dining and kitchen area with high-gloss units, quartz worktops, a central island, integrated appliances, while the living area features a cast-iron log-burning stove. Both generous double bedrooms benefit from en-suite facilities, complemented by a separate cloakroom/WC. Externally, the apartment enjoys the added advantage of secure gated allocated parking, making it an ideal home for professionals, downsizers or those seeking a low-maintenance lifestyle.

DIRECTIONS

From our Chester branch, head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Turn right onto The Bars/A5268. Slight left onto Boughton/A51. Continue to follow A51. Turn right onto Challinor Street/A51. Slight left onto Christleton Road/A5115. Turn right onto Christleton Road. Continue straight. Turn left. Arrive: Christleton Road, Chester CH3 5TD,.



LOCATION

Situated on the highly regarded Christleton Road, the property enjoys a convenient location just over a mile from Chester city centre, offering an excellent range of shopping, leisure and dining facilities. The area is well served by local amenities, including supermarkets, healthcare facilities and highly regarded schools, while nearby parks and the picturesque River Dee provide opportunities for outdoor recreation. Excellent road links give easy access to the A55, M53 and M56 motorway networks, and Chester Railway Station is within easy reach, making the property ideal for commuters travelling to Liverpool, Manchester and North Wales.



COMMUNAL ENTRANCE

The development is entered via a secure entrance door opening into an impressive communal reception hall featuring attractive wood-effect herringbone flooring, a communal seating area, lift access to all floors and a staircase serving the upper levels



ENTRANCE HALL

A welcoming entrance hall with wood-effect laminate flooring and a radiator. Double doors open to a useful laundry cupboard housing the hot water cylinder and providing plumbing for a washing machine. Oak internal doors lead to the open-plan living accommodation, cloakroom/WC and both en-suite bedrooms.



CLOAKROOM/WC

4'9" x 3'0"

Fitted with a white dual-flush low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Ceramic tiled flooring, chrome heated towel rail and extractor fan.



LIVING/DINING KITCHEN

27'2" x 22'5"

Undoubtedly the heart of the home, this exceptional open-plan living space provides the perfect setting for both everyday living and entertaining. The kitchen is fitted with an attractive range of contemporary white high-gloss wall, base and drawer units complemented by quartz work surfaces and a matching central island with integrated breakfast bar. Integrated appliances include a 1½ bowl stainless steel sink with mixer tap, dishwasher, Bosch electric oven with microwave above, ceramic hob with extractor hood and a fridge/freezer. The kitchen has ceramic tiled flooring, whilst the living and dining areas benefit from wood-effect laminate flooring. There are three radiators, two windows to the side elevation, recessed ceiling spotlights throughout and, forming an attractive focal point, a cast iron log-burning stove set on a slate hearth.





BEDROOM ONE

15'4" x 10'8"

A generous double bedroom with a window to the side elevation, radiator and door leading to the en-suite bathroom.



EN-SUITE BATHROOM

8'4" x 4'6"

Beautifully appointed with a contemporary white suite comprising a panelled bath with mixer tap, dual-head thermostatic shower with glazed shower screen, vanity unit incorporating a wash hand basin with mixer tap and dual-flush low-level WC. Ceramic tiled flooring, partially tiled walls, chrome heated towel rail, recessed ceiling spotlights and extractor fan.



BEDROOM TWO

19'0" x 11'0"

A spacious double bedroom with a window to the side elevation, radiator and a range of fitted dark wood-effect wardrobes. Door leading to the en-suite shower room.



EN-SUITE SHOWER ROOM

Fitted with an oversized walk-in shower enclosure with glazed screen and dual-head thermostatic shower, vanity unit with inset wash hand basin and mixer tap, and dual-flush low-level WC. Ceramic tiled flooring, partially tiled walls, chrome heated towel rail, recessed ceiling spotlights and extractor fan.



EXTERNALLY

Externally. To the left-hand side of the main entrance is secure gated access to an allocated parking space.

SERVICES TO PROPERTY

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

Tenure: Leasehold: Lease: 988 Years remaining

Service Charge: £280 per calendar month.

Ground Rent & Parking: £600 per annum.

Council Tax Banding: D

This apartment is 1140 SQ FT

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900.

Viewings are strictly by appointment via our Chester branch.

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.



IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and

professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

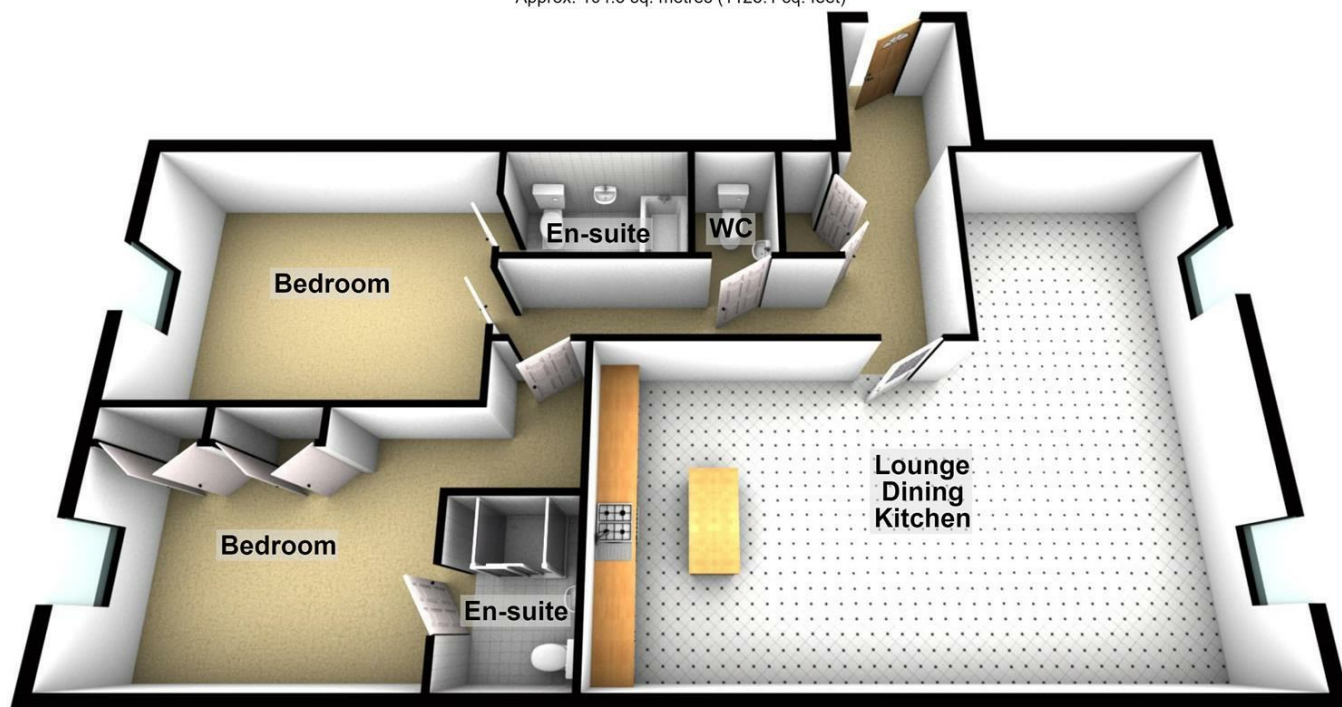
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

Approx. 104.5 sq. metres (1125.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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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