Town & Country
Estate & Letting Agents

Victoria Road, Chester

Offers In Excess Of £135,000

Nestled on Victoria Road just a stroll away from Chester city centre, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Offering adaptable accommodation with a through lounge diner and two spacious bedrooms, the apartment includes a single garage, providing secure parking for one vehicle, as well as access to communal gardens. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Having a prime location, this light and spacious ground-floor apartment offers well-proportioned accommodation throughout. Featuring a welcoming entrance hall with useful storage, a fitted kitchen with breakfast bar, and a generous living/dining room with a feature fireplace and patio doors opening directly onto the attractive communal gardens. There are two bedrooms, including a principal bedroom with fitted wardrobes, together with a modern shower room. Externally, the apartment further benefits from its own single garage, allowing for safety and efficiency. Whether you are looking to invest or find your next residence, this property is certainly worth considering. An excellent opportunity for first-time buyers, commuters, downsizers or investors seeking a conveniently located home close to Chester.

LOCATION

One of the standout features of this apartment is its prime location, just a short stroll from Chester city centre, Hoole and Cheser Railway Station. Residents can enjoy easy access to a variety of shops, restaurants, and cultural attractions, making it an excellent choice for those who appreciate urban living with a touch of tranquillity. Within walking distance is the Northgate Arena, offering a convenient blend of city living and excellent accessibility. Chester railway station is also conveniently accessible, providing regular rail connections to a variety of destinations, with onward bus and transport links available throughout the city.

DIRECTIONS

From our Chester branch, head north along Lower Bridge Street towards the city center and continue onto Bridge Street. Proceed through the city center, following signs for the A56 and Hoole. Continue along Foregate Street and City Road, then bear left onto Station Road. At the roundabout, take the appropriate exit towards Hoole Road and continue along Hoole Road. Turn left onto Victoria Road, where Leighstone Court can be found. Flat 6 is located within the development.

VESTIBULE

A panelled door opens into the vestibule, featuring wood-grain-effect laminate flooring and an open walkway leading through to the entrance hall.

ENTRANCE HALL

With a continuation of the wood-grain-effect laminate flooring, a wall-mounted intercom and a walk-in storage cupboard with lighting. There is also a built-in cupboard housing the hot water cylinder, with doors leading to the living/dining room, kitchen, shower room and both bedrooms.

LIVING/DINING

17'3" x 11'0" maximum

A spacious room with a window to the side elevation, a feature marble-effect fireplace incorporating an electric fire, and patio doors opening onto the communal gardens.

KITCHEN

10'7" x 7'5"

The kitchen is fitted with a range of wall, base and drawer units, along with a breakfast bar and complementary work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback. There is an integrated stainless steel oven and hob with an extractor hood above, as well as space and plumbing for a washing machine. The room also benefits from a shelved built-in storage cupboard, wood-grain-effect laminate flooring and a window overlooking the front elevation.

SHOWER ROOM

7'2" x 5'5"

Featuring a ceramic tiled floor and fully tiled walls, the shower room is fitted with a separate shower enclosure with an electric shower, a low-level WC and a pedestal wash hand basin. There is also an extractor fan and an opaque high-level window to the front elevation.

BEDROOM ONE

11'6" x 10'4"

With an electric wall-mounted heater, a range of fitted wardrobes and a window overlooking the rear elevation.

BEDROOM TWO

8'7" x 5'7"

There is a window to the front elevation, an electric wall-mounted heater and a built-in wardrobe.

EXTERNALLY

Externally there are shared communal gardens

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GARAGE

The apartment further benefits from its own single up and over garage.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council Tax: Band
Tenure: Leasehold
Term of Lease: 950 years
No ground rent
Service charge: £120 per calendar month

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 satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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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.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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

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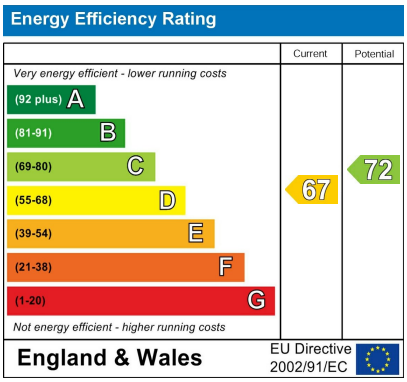
Ground Floor



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 most 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.