



For Sale

£215,000



- Stylish & Spacious Apartment
- Ground Floor
- Three Bedrooms
- Modern Style Fitted Kitchen
- Within Stepping into City Centre
- German Electric Heating
- Double Glazing
- Two Bathrooms
- Close to Canal Walks/Restaurants
- Parking/Viewing Essential

**Winchester House**  
**Seller Street, Chester, CH1 3AJ**

# Property Description

Ashton and Grosvenor Independent Estate Agents are delighted to offer to the market place this Stylish and Modern Spacious Three bedroom ground floor apartment which the current owner has improved to an impeccable standard offering an exceptional standard of living. The property benefits from fitted kitchen with a range of units with integrated appliances and fitted breakfast bar, generous sized reception room, two modern bathrooms, secured allocated parking for one vehicle, AN EARLY INSPECTION IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT.

## Location

Occupying a popular and most convenient location on the doorstep of the canal which is perfect for them pleasant walks with the area offering a good selection of shops, cafes, restaurants, Chester Train Station. The historical City Centre is within close proximity and offers a further extensive range of facilities. For the busy commuter the motorway networks are within easy reach with good accessibility to Liverpool, Manchester, North Wales, Ellesmere Port, etc.

## Lease Information

My Client informs me the lease is 999 years from January 02, Ground rent is £174 a year, Service Charge is £3288 a year which includes water rates and buildings insurance



## **Communal Entrance Hallway**

Entrance doors to the front and rear which gain access to the communal entrance hallway with touch pad intercom system, secure letterboxes, doors gaining access to the front entrance door.

## **Entrance Hall**

Timber entrance door with spyhole leading into the entrance hallway, German Heat electric smart heater, smoke alarm, concealed lighting, two walk in storage cupboards one housing the hot water cylinder, laminated wood effect flooring.

## **Lounge/kitchen : 22.34' x 17.65' (6.81m x 5.38m)**

Spacious and open plan reception/kitchen area with a modern and stylish fitted kitchen with a range of eye level and base fitted units incorporating one and a half bowl stainless steel drainer sink unit with mixer tap, built in AEG oven and induction hob with splashback and extractor fan above, integrated washing machine and dishwasher, space for breakfast bar, fitted breakfast bar with space for seats, ceramic tiled floor, part brick effect tiling to walls, concealed lighting, double glazed window to the side elevation. Lounge area creates that modern living area with laminated wood effect flooring, double glazed window to the rear elevation, German Heat electric smart heater.

## **Bedroom 1 : 11.81' x 11.45' (3.60m x 3.49m)**

Double glazed window to the front elevation, electric storage heater.

## **En-suite Shower Room**

Fitted suite comprising of shower cubicle incorporating fitted shower, pedestal wash hand basin with lever tap, low level w.c with top flush, shaver point, part tiled to walls, concealed lighting, tiling to floor.

## **Bedroom 2 : 11.55' x 7.55' (3.52m x 2.30m)**

Double glazed window to the side elevation, electric storage heater.

## **Bedroom 3 : 6.76' x 7.51' (2.06m x 2.29m)**

Double glazed window to the side elevation, electric storage heater

## **Bathroom**

White fitted bathroom suite comprising of panelled bath with bia fold shower screen and fitted mixer shower over, pedestal wash hand basin with top flush, low level w.c, part tiled to walls, shaver point, concealed lighting, tiling to floor.

## **Disclaimer**

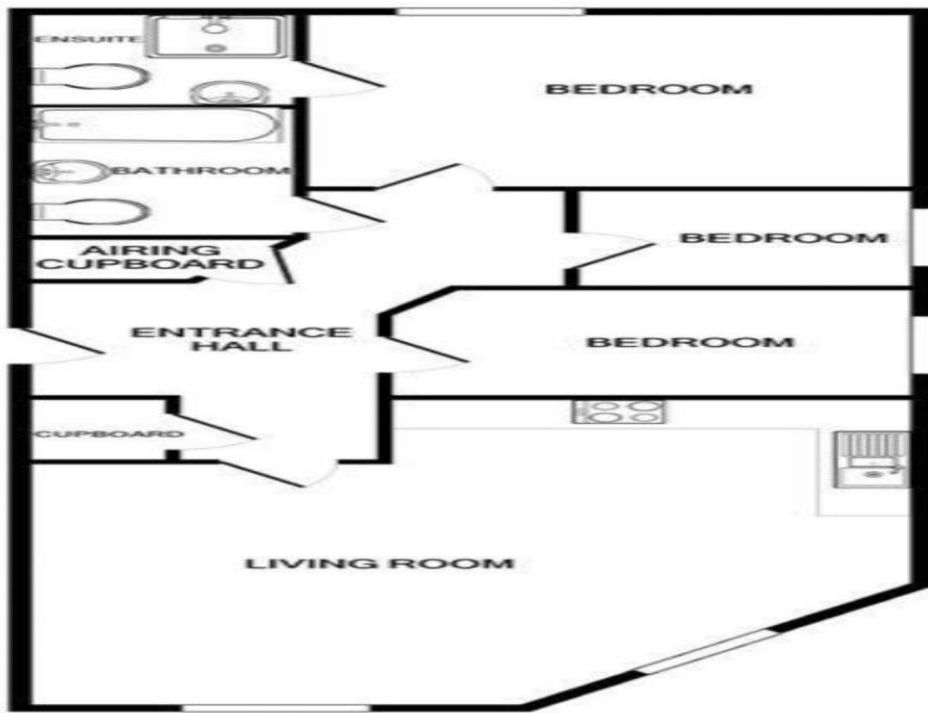
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## **Thinking Of Sell**

The parking is accessed via electric gates which lead to the secure allocated parking

## **Externally**

There is secured allocated parking for one vehicle with electric gates for access.



Certificate Number :

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78	80
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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