



179 The Lead Works Queens Road Chester, Cheshire CH1 3BF

If you are looking to live the cosmopolitan high life in one of Chester's most fashionable locations, perched on the site of the historic canal-side leadworks with open views and yet within moments of the shops and night life for which the town is rightly famous... this is a terrific NewHome4U

- TWO BEDROOM APARTMENT
 - FASHIONABLE AND SOUGHT AFTER COMPLEX
 - HANDY & SECURE UNDERGROUND PARKING
 - EN-SUITE TO MAIN BEDROOM
 - VIEWS FROM TOP FLOOR POSITION
 - CONVENIENT FOR SHOPS, BARS & CITY
 - LARGE LOUNGE WITH TWIN ASPECT OUTLOOK
 - *** IDEAL INVESTMENT PROPERTY ***
 - IDEAL LOCATION FOR COMMUTING (ROAD OR TRAIN)
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410

Offers in excess of £160,000

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

For years the area around the old leadworks has been the destination of choice for the bright young things of Chester, almost eclipsing Manchester's waterside quarter in the way it provides the social scene you want, in the location you need yet at the price you can afford. This particular apartment is spacious, well appointed and, with the advantage of its top floor position, problems caused by noisy neighbours who seem intent on reviving the ancient Northern hobby of dancing in clogs when crossing their wooden floors become things of the past.

On arrival in the apartment complex, there is an underground parking bay allocated to each of the homes, while additional space for visitors is available at various places around the site. Although a top floor location may appear potentially problematic, the nearby lift ensures not only that Granny can visit comfortably but opens up the home to interest less agile owners.

Stepping into the main inner hall we are confronted by a deep cupboard with imposing double doors which successfully addresses one of the biggest drawbacks of apartment living; that of storage. This gives you that all important space for the sort of things that you would prefer not to have hanging round in full sight; the Hoover, step ladder, ironing board and so on. The sort of items without which no home can properly function but invariably take up space you can sometimes ill afford. To the right of the front door is a shallower cupboard, catering for all your outdoor clothes, umbrellas, wellies and, assuming you are not Imelda Marcos, at least some of your shoes...

Moving round the corner into the inner hall we come first to the principal bedroom. This is a very pleasant room, offering more than enough space to justify its title shown by the way it accommodates the double bed with its bedside cabinet along with both a free standing chest of drawers and wardrobe. Off here we find the almost obligatory en-suite, pandering to the needs of the Lord and Lady of the home by providing a pedestal hand basin, lavatory and corner mounted walk-in shower cubicle.

Adjacent to here we find the second bedroom. This is currently configured as a very comfortable single room but one which could easily find use as a double, though if this were the case, your choice of free standing furniture would be a little compromised.

Opposite here on the other side of the hall is the bathroom which, being so close to the second bedroom will remove any possibility of plumbing envy from anyone missing a second en-suite. About the bathroom itself, there is little to say other than it is, as you would expect in so modern a building, comprehensively appointed and very nicely finished. It offers a suite comprising a pedestal hand basin, lavatory and traditional bath with a shower above and a glass screen to prevent any over enthusiasm causing wet and slippery floors.

The final door at the end of the hallway opens into the living room/kitchen where refreshingly, we find a room amply big enough to assume these twin roles with aplomb, something that is not always the case. In the lounge portion of the room there is positioned one of these enormous 'L' shaped settees that are so popular today and it was pleasing to note that huge as it was, it failed to dominate the room leaving a pleasant sensation of open space. This airy feel is accentuated by the floor to ceiling windows to two sides, with the front section featuring a set of sliding French doors and a Juliet balcony encouraging their use. A small dining table is found in the corner of the room, making for a very pleasant place to eat, especially during the summer months.

Beyond the natural barrier formed by one arm of the settee lies the kitchen. This is fitted in a slight 'L' shape across the rear wall of the room, with the tall fridge/freezer to one side. The remaining units contain all the labour saving devices expected in the 21st century, finished in fashionable grey. It sometimes sounds a bit inconvenient to have a kitchen in your living space but when you think about it, during parties or simply when friends visit, where does everyone naturally congregate? In the kitchen. So it suddenly makes sense to have kitchen which not only feeds people but allows them to be comfortable at the same time. As a bloke I wouldn't really know, but I believe it's called multi-tasking...



Useful information:

COUNCIL TAX BAND: D (CHESHIRE)

ELECTRIC & GAS BILLS: TBA

WATER BILL: TBA

NB: Figures based on current owner's usage.

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

The only aspect of any property that cannot be altered is also the most important when deciding on your new home; location. In this instance however, there is no reason to want to because for someone seeking fashionable living in a desirable city, look no further. It is well priced, provides private parking, is in easy reach of the bars and restaurants and when the party is over and work calls, easy commuting is found from the station a three minute walk distant. In short if Chester is where you need to be, this could easily be the home for you.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £65!!!

(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

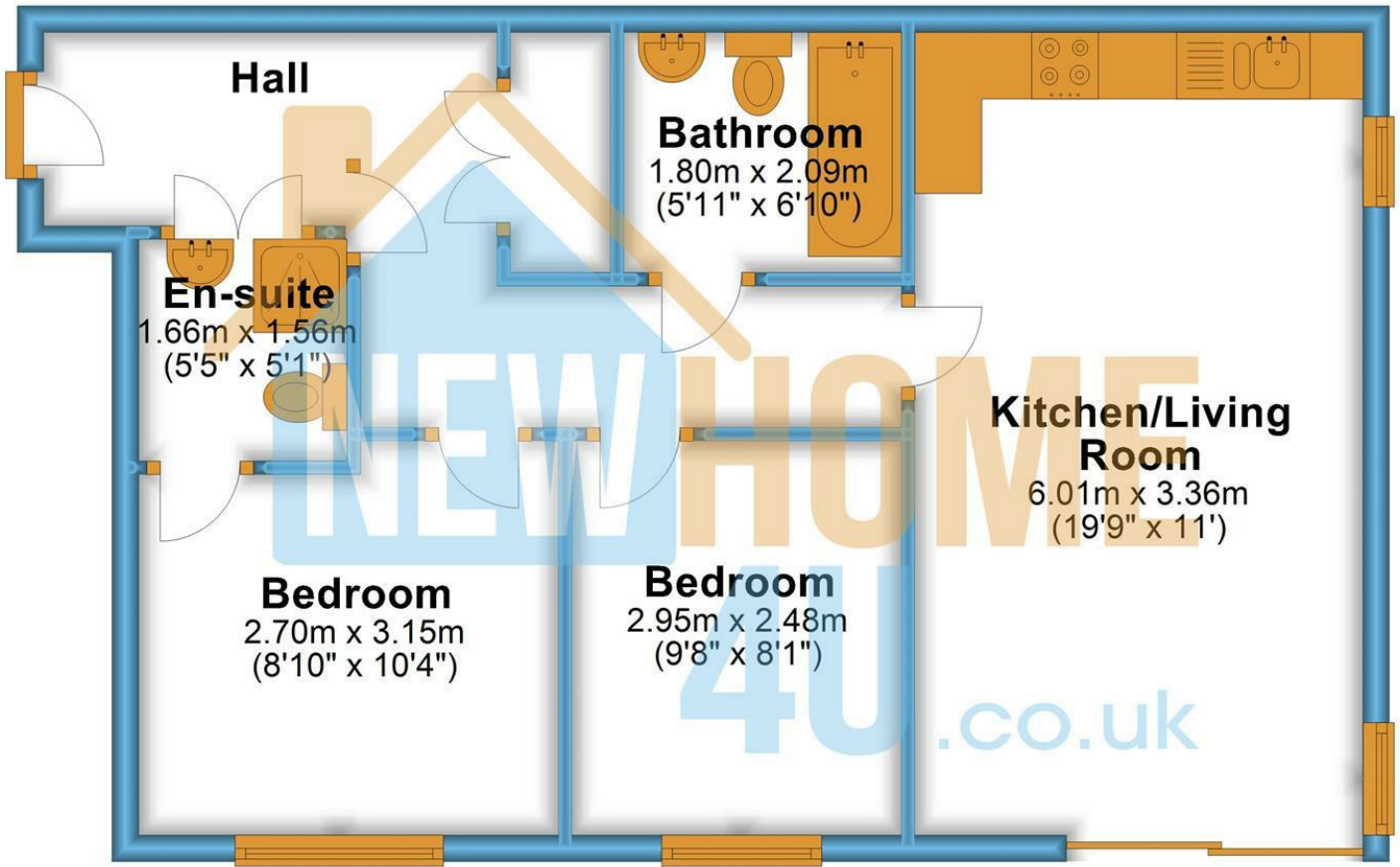
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Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	