

CHANGING HOME



Salisbury Court | Haydock Close | Chester | CH1 4QB

£125,000

A refurbished and now beautifully appointed 2 bedroom first floor apartment. Within walking distance of City Centre. Hall, large living room, kitchen, 2 double bedrooms and shower room. Newly fitted blinds. UPVC double glazed windows. Allocated parking. Ideal for an investor or first time buyer.

Property Description

LOCATION

The apartment is set at the top of a cul-de-sac within a very popular residential development. Chester City Centre is within walking distance. Both the River Dee and Chester Racecourse are close by. The Greyhound Retail Park is also within a short walk.

HALL

With storage cupboard containing brand new hot water boiler and entry intercom.

LIVING ROOM

14' 11" x 9' 6" (4.55m x 2.9m) A large very light dual purpose reception with 2 UPVC double glazed windows and electric storage heater.

KITCHEN

8' 8" x 5' 1" (2.64m x 1.55m) An attractive fitted kitchen with a range of floor and wall units. Stainless steel sink unit. 4 ring ceramic hob with electric fan oven below and stainless steel extractor hood over. Tiled floor and partly tiled walls. Space for a washing machine and fridge. Spotlights, wall mounted fan heater and UPVC double glazed window.

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m) With fitted wardrobes with mirror-fronted sliding doors. Electric wall heater and UPVC double glazed window.

BEDROOM TWO

9' 8" x 7' 10" (2.95m x 2.39m) With fitted wardrobes with mirror-fronted sliding doors. Electric wall heater and UPVC double glazed window.

BATHROOM

5' 0" x 5' 9" (1.52m x 1.75m) With a white suite of a WC, wash hand basin on a vanity unit with mirror door wall cabinet above and a tiled shower cubicle with Mira electric shower. Tiled floor and partly tiled walls. Spotlights, extractor fan and wall mounted electric fan heater.

PARKING

The property has an allocated parking space.

LEASEHOLD DETAILS

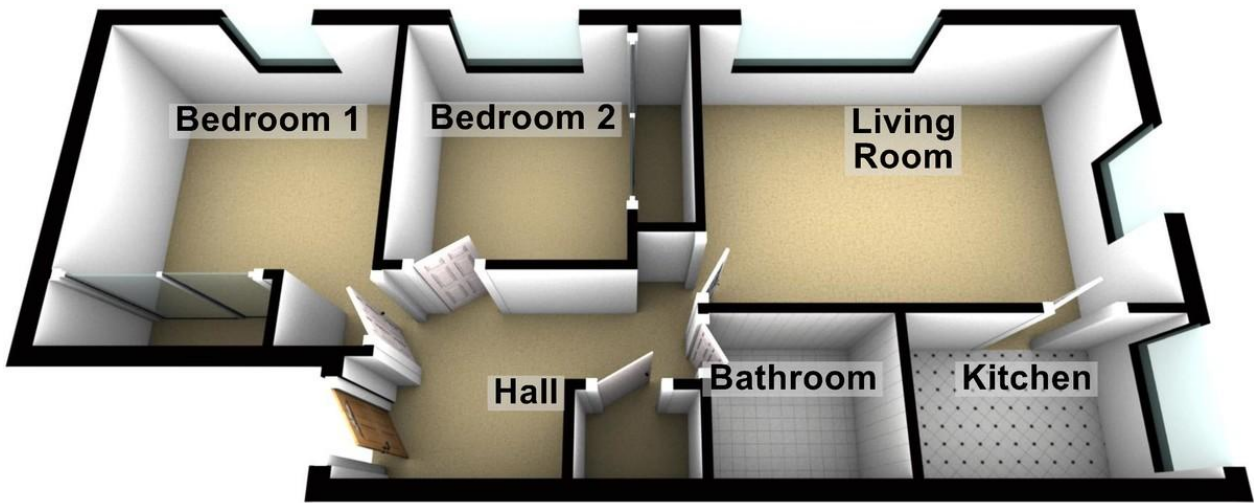
The apartment is held on the residue of a 125 year lease from 1989. There is an option to have the lease extended. The service



charge for 2019/2020 is £1,020 and can be paid monthly. The service charge is not due for any increase until March 2021.



First Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements