

HUMPHREYS

ESTATE & LETTING AGENTS



2 HOMEDEE HOUSE, GARDEN LANE,
CHESTER, CH1 4HD

£59,000

1 BEDS | 1 BATHS | 1 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



A well presented One bedroomed ground floor flat for those aged 60 and above located within the popular Homedee House development. The building is positioned within an easy walkable distance of the city centre and it's vast array of amenities and services. Homedee House features a range of facilities which includes communal residence lounge, laundry room, guest suite, 24 hour alarm system, and for those that require it a lift to the upper floors.

This ground floor apartment is extremely accessible with its private entrance door being located off the communal lobby and directly opposite the main entrance to the building. The Hall features a good-sized storage cupboard with shelving and it also plays host the hot water controls for the flat. The Shower Room is fitted with a three piece suite, with a shower tray and cubicle with a wall mounted electric shower unit and there is added piece of mind with a low level call alarm button to the shower tray. The Bedroom, with UPVC double glazed window facing onto Canal Street, has fitted storage on offer by way of a built-in double wardrobe. The main area to the flat itself is the Living Dining Room and from here is an open archway which leads into the Kitchen area. The Kitchen features a range of fitted units with work surfacing with sink unit and space for appliances. Externally, there are communal grounds upon approach to the main entrance door into Homedee House.

The apartment features electric storage heating and UPVC



double glazing is evident.

LOCATION

Garden Lane which is highly convenient for Chester city centre and its large range of shopping and day-to-day facilities, bus and rail connections. The city centre is a short walk away with pleasant walks along the canal and City Walls nearby and easy access also to the Sealand Retail Park and Chester Racecourse.

DIRECTIONS

Leave the city from the Fountains roundabout on the inner ring road along Liverpool Road, taking the second turning on the left into Walpole Street. At the bottom of Walpole Street at the T-junction turn left onto Bouverie Street. Continue on and take the third left hand turning onto Garden Lane and continue to the very end of the road and Homedee House will be found on the left hand side, occupying a corner plot on Garden Lane and Canal Street.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALL

8' 0" x 3' 1" (2.44m x 0.94m)

SHOWER ROOM

6' 11" x 5' 3" (2.11m x 1.6m)

BEDROOM

11' 3" x 8' 7" (3.43m x 2.62m)

LIVING / DINING ROOM

14' 10" x 10' 9" (4.52m x 3.28m)

KITCHEN

7' 6" x 5' 5" (2.29m x 1.65m)

TENURE

Please note the tenure of this property is leasehold. We are informed by our client that there are 60 years remaining on the lease, which started as a 99 year lease on 1st September 1984 and the current annual service charge is £XXX and the annual ground rent is £XX.

COUNCIL TAX

Cheshire West and Chester Council - Band B

VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

EPC RATING

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 the office 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.



Hall
8'0" x 3'1"
2.45 x 0.95 m

Kitchen
5'5" x 7'6"
1.67 x 2.29 m

Living / Dining Room
14'10" x 10'9"
4.53 x 3.30 m

Bedroom
11'3" x 8'7"
3.43 x 2.63 m

Shower Room
6'11" x 5'3"
2.13 x 1.60 m

Approximate total area⁽¹⁾
397.23 ft²
36.90 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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