

# CHANGING HOME



**8b Heritage Court | Lower Bridge Street | Chester | CH1 1RD**

**£175,000**

A stylish first floor one bedroom apartment set within the prestigious Heritage Court just off Lower Bridge street in the heart of the City Centre. Superbly appointed throughout & having undergone a recent refurbishment and offered with no onward chain. Hall, very large bedroom, open plan kitchen/lounge/diner and bathroom. Viewing recommended.

## Property Description

### LOCATION

The apartment is in a great location set within the very heart of the City Centre just at the back of an attractive private gated courtyard just off Lower Bridge Street. All Chester's shops, bars, restaurants and offices are within a moments walk. The main railway station is also within walking distance.

### HALL

7' 10" x 4' 11" (2.4m x 1.5m) Wooden front door, large built in cupboard with space for a washing machine and heating system, radiator, intercom and alarm panel.

### BATHROOM

6' 11" x 6' 5" (2.13m x 1.98m) Partly tiles walls, bath with mains powered shower over, WC, wash hand basin, heated towel rail and tiled flooring.

### LIVING/DINING AREA

20' 4" x 11' 6" (6.2m x 3.53m) Double glazed sash windows, large open plan living area leading to kitchen and radiators.

### KITCHEN

10' 5" x 7' 2" (3.18m x 2.18m) Modern fitted kitchen with range of wall and base units, stainless steel sink with mixer tap over, electric hob & oven, intergrated fridge/freezer, dishwasher, extractor hood, double glazed sash window, radiator and tiled flooring.

### BEDROOM

11' 1" x 15' 10" (3.4m x 4.85m) Large bedroom with double glazed sash window and radiator.

### LEASE DETAILS

The property is held on a 999 year lease dating from 04th April 2014. This lease being subject to a variable annual ground rent currently set at £150 per annum, and a variable annual service charge in respect of items of communal expense and maintenance, currently set at £325 per quarter.







## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

www.changing-home.co.uk  
jeremy@changing-home.co.uk  
01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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