

# CHANGING HOME



**18 Chesterton Court | Newton | Chester | CH2 2FA**

**£92,000**

A chance to purchase a 50% share in a superb 2 double bedroom first floor apartment within a small modern development. The apartment is spacious, bright and very well appointed. hall, lounge, dining room, kitchen, 2 bedrooms and bathroom. UPVC double glazed. Allocated and visitor parking.

# Property Description

## LOCATION

The apartment within a small popular development just off Brook Lane in Newton. There are local shops within a short walk. Chester City Centre is also within walking distance.

## HALL

With a airing cupboard and entry intercom.

## LIVING ROOM

14' 3" x 12' 5" (4.34m x 3.78m) A very bright room with UPVC double glazed French doors onto a Juliette balcony. Wall mounted electric store heater.

## DINING ROOM

10' 8" x 9' 7" (3.25m x 2.92m) With a UPVC double glazed window and wall mounted electric heater.

## KITCHEN

9' 4" x 5' 9" (2.84m x 1.75m) With a range of fitted floor and wall units. 1 1/2 bowl sink unit. Partly tiled walls. electric oven, fridge/freezer and washing machine. Spotlights, partly tiled walls and UPVC double glazed window.

## BEDROOM 1

15' 5" x 9' 5" (4.7m x 2.87m) With UPVC double glazed window and electric store heater. Fitted wardrobes.

## BEDROOM 2

14' 7" x 11' 4" (4.44m x 3.45m) approx. With fitted wardrobes, UPVC double glazed window and electric store heater.

## BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) With a white suite of a WC, wash hand basin on a vanity unit and panelled



bath with shower and screen. heated towel rail, partly tiled walls and frosted UPVC double glazed window.

### **PARKING**

The property has an allocated parking space and use of several visitor spaces.

### **OUTSIDE**

There are communal gardens to the front and rear of the property.

### **LEASEHOLD DETAILS**

The property is held on the residue of a 999 year lease from 31st August 2000. We understand the service charge and rental combined is £71 per week.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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