

CHANGING HOME



Pearl Lane | Vicars Cross | Chester | CH3 5NX

£127,000

A modern well appointed and spacious 2 bedroom ground floor apartment for over 55s in the heart of popular Vicars Cross.

Porch, lounge, inner hall, kitchen, 2 bedrooms and bathroom. Parking spaces on first come first served basis. UPVC double glazed. Combi fired gas central heating. NO ONWARD CHAIN.

Property Description

LOCATION

The apartment is set in the heart of popular Vicars Cross close to local shops. The City Centre is a short drive away and well served by public transport. The main road network is easily accessed.

LEASEHOLD INFORMATION

We understand the lease is 999 years from 19 August 1992 (967 remaining). We also understand the annual service charge is currently £1,611.05 which covers the maintenance of common parts and building insurance, window cleaning and maintenance of the gardens.

PORCH

Accessed via a composite front door and with radiator and UPVC double glazed window.

LOUNGE

13' 9" x 10' 3" (4.19m x 3.12m) With an electric fire, radiator, coved ceiling and UPVC double glazed window.

KITCHEN

10' 6" x 8' 8" (3.2m x 2.64m) With a fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with extractor over. Eye level Bosch oven. radiator, partly tiled walls and UPVC double glazed window. space for a fridge/freezer, washing machine and tumble dryer.

INNER HALL

With 2 built in store cupboards and radiator.

BEDROOM 1

10' 4" x 11' 0" (3.15m x 3.35m) With fitted wardrobes, dressing table and UPVC double glazed window. Radiator.

BEDROOM 2

8' 8" x 8' 3" (2.64m x 2.51m) With UPVC double glazed French Doors onto a patio to the front of the property. Built in cupboard housing a Worcester combi boiler. Radiator.



BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m) With a white suite of a WC, wash hand basin on a vanity unit and large shower cubicle. Tiled walls, frosted UPVC double glazed window and radiator.

PARKING

There is communal parking on a first come, first serve basis. There is also on street parking available.

COMMUNAL GARDENS

The apartment enjoys use of communal gardens which include a patio area immediately in front of the French doors to bedroom 2.



Ground Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

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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

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