

CHANGING HOME



Black Diamond Park | Chester | CH1 3ET

£165,000

A well appointed modern purpose built ground floor apartment with its own front door. Two bedroom and two bathroom with gas central heating and allocated parking. Ideal location between Hoole and the City Centre. Ideal for a first time buyer or investor. Early viewing advised.

Property Description

PROPERTY DETAILS

This modern purpose built apartment has its own front door and close to Hoole, Chester City Centre and the main railway station. With allocated parking, UPVC double glazing and gas central heating the property is ideal for investors or owner/occupiers.

LOCATION

The apartment is a short walk form Chester City Centre, Hoole and the main railway station. There are local shops and pubs close by.

HALL

With a very large built in store cupboard. Wood effect laminate floor.

LIVING ROOM

14' 1" x 11' 3" (4.29m x 3.43m) With wood effect laminate floor, radiator and UPVC double glazed window.

KITCHEN

7' 7" x 7' 4" (2.31m x 2.24m) With a range of fitted floor and wall units. Stainless steel sink unit. Ceramic hob, oven and extractor fan over. Integral dishwasher, washing machine and fridge/freezer. UPVC double glazed window, tiled floor, recessed spotlights and partly tiled floor.

BEDROOM 1

10' 9" x 8' 5" (3.28m x 2.57m) With a UPVC double glazed window, wood effect laminate floor and radiator. Fitted wardrobes.

EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Heated towel rail, extractor fan and recessed spotlights.



BEDROOM 2

11' 10" x 5' 9" (3.61m x 1.75m) With wood effect laminate floor, UPVC double glazed window and radiator.

BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen over. Frosted UPVC double glazed window. Heated towel rail, tiled floor and partly tiled walls. Recessed spotlights and recessed spotlights.

PARKING

The property has an allocated parking space.

LEASEHOLD DETAILS

We understand the ground rent is £150 per annum and service charge of around £100 per month is payable. The apartment is held on the residue of a 125 Year lease from 1st January 2008.





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	79	79
(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 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