

# CHANGING HOME



Sandy Lane | Boughton | Chester | CH3 5UZ

Asking Price Of

An excellent, well appointed and spacious two bedroom second floor apartment enjoying a sunny aspect to the front and fantastic views across the River Dee to the City Centre and beyond to Welsh Mountains. Also with a garage to the rear, lift access, parking, UPVC double glazing and gas central heating. Close to local shops and River Dee and within walking distance of the City Centre. NO ONWARD CHAIN.

## Property Description

### LOCATION

The apartment is the heart of popular Boughton. There are local shops and public houses within a short walk. The River Dee is also very close by and the apartment enjoys stunning views over the River towards the Meadows, City Centre and onto the Welsh Mountains. Chester City Centre is also within walking distance and is well served by public transport. Access to the main A55 is simple.

### HALL

Accessed via a lift from the communal hallway. With a built in cupboard and radiator.

### LOUNGE/DINER

12' 2" x 13' 10" (3.71m x 4.22m) and 8' 3" x 8' 1" (2.51m x 2.46m)

A spacious dual purpose room has a sunny aspect and also enjoys superb views along the River Dee towards the Meadows, City Centre and Welsh Hills. With radiator and UPVC double glazed window. Patio doors give access to the balcony.

### BALCONY

5' 6" x 8' 0" (1.68m x 2.44m) A tiled balcony which again enjoys a sunny aspect and the superb views.

### KITCHEN

9' 11" x 6' 11" (3.02m x 2.11m) An attractive fitted kitchen with a range of fitted floor and wall units and granite worktops. Stainless steel sink unit. Integral dishwasher, fridge and freezer. Stainless steel extractor hood with hob, oven and grill below. Space for a washing machine. Spotlights,, UPVC double glazed window and wall mounted combi boiler within a wall unit.

### BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m) With a built in wardrobes. Radiator and UPVC double glazed window.

### BEDROOM 2

9' 6" x 8' 1" (2.9m x 2.46m) Radiator and UPVC double glazed window.

### BATHROOM

9' 6" x 8' 1" (2.9m x 2.46m) A newly fitted white bathroom suite with a large walk in shower cubicle, WC and wash hand basin on a vanity unit. UPVC double glazed frosted window.

### PARKING

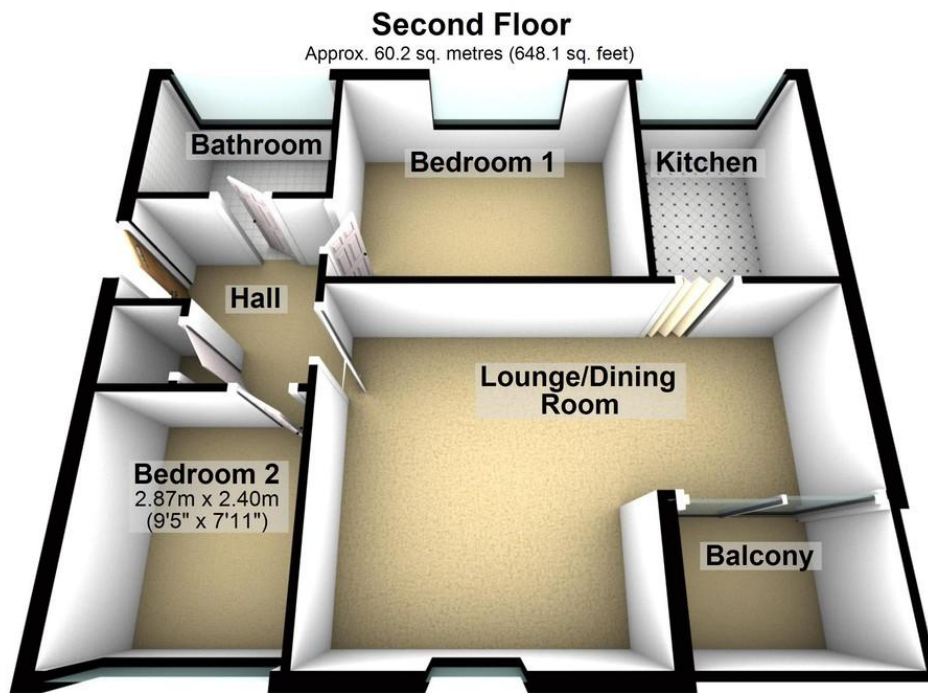


There is parking to the front and rear of the property on a first come first served.

### LEASE DETAILS

The property is held on a 999 year lease from 1/12/1969. The service charge is £1,200 per year payable quarterly.





Total area: approx. 60.2 sq. metres (648.1 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Leasehold

## Council Tax Band

C

## 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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01244 345664

## 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>	72	77
(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