

# CHANGING HOME



Granary Wharf | Steam Mill Street | Chester | CH3 5BE

£140,000

A spacious TWO bedroom duplex first floor apartment on the edge of Chester city centre within a secured courtyard and benefiting from canalside views. In brief: Hall, W/C, kitchen, living/dining room, staircase to the upper floor comprising two double bedrooms and bathroom. NO ONWARD CHAIN!

## Property Description

### LOCATION

The apartment occupies a prime spot on the edge of the City Centre overlooking the canal. The train station is a short walk away. All Chester's shops, bars and offices are within a short walk. Waitrose is a short walk along the canal.

### COMMUNAL HALLWAY

Accessed via telecom system, stairs and lift to all floors.

### OUTSIDE

There is secured gated vehicle and pedestrian access into a central courtyard.

### LEASEHOLD DETAILS

We understand the lease 999 Years from 1 January 2007 with 982 years remaining. We understand the service charge is £200 per month and the ground rent is £250 per annum.

### HALL

11' 10" x 3' 1" (3.61m x 0.96m) With access through a timber front door, laminate flooring, electric radiator and stairs to first floor of apartment.

### W/C

4' 9" x 2' 10" (1.46m x 0.87m) with W/C, wash hand basin, heated towel rail and frosted double glazed window.

### KITCHEN

11' 9" x 5' 8" (3.60m x 1.75m) With wall & floor timber base units with laminate worktops, stainless steel sink, integral fridge/freezer & washing machine. Oven with induction hob and extractor over. Partly tiled walls, tiled flooring, radiator and double glazed timber window.

### LIVING/DINING ROOM

14' 6" x 12' 3" (4.42m x 3.75m) With intercom, radiator, utility cupboard and French timber doors overlooking canal with Juliette balcony.

### LANDING

10' 6" x 3' 0" (3.21m x 0.93m)

### BEDROOM ONE

10' 2" x 12' 2" (3.10m x 3.73m) With radiator and timber double glazed window.



## BEDROOM TWO

10' 1" x 12' 3" (3.09m x 3.74m) With radiator and timber double glazed window.

## BATHROOM

7' 10" x 5' 6" (2.40m x 1.70m) With white suite consisting of Bath (with shower over), wash hand basin and W/C. Tiled flooring, partly tiled walls and heated towel rail.

## PARKING

Parking is managed through Borco, they have about 26 parkings, £110 per month. If they have none you get put on a waiting list and get the next one available.





## Tenure

Leasehold

## Council Tax Band

D

## 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>                                   |         | 78        |
| (55-68) <b>D</b>                                   | 60      |           |
| (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