

# CHANGING HOME



**Wharton Court | Chester | CH2 3DH**

**£175,000**

An absolutely immaculate modern two bedroom first floor apartment. Within popular Wharton Court development that lies adjacent to the canal within a short walk of the City Centre and Hoole. Hall, two double bedrooms, bathroom and open plan kitchen/lounge. Ideal for a first time buyer or investor. NO ONWARD CHAIN.

## Property Description

### LOCATION

The apartment is superbly located as part of a very popular development at Wharton Court that lies adjacent to the canal. Both the City Centre and Hoole are within a short walk. Waitrose is very close by.

### HALL

With luxury tiled vinyl floor. 2 wall light points and electric wall heater. Built in cupboard currently housing tumble dryer and second built in cupboard housing hot water cylinder.

### KITCHEN/LIVING ROOM

24' 1" x 10' 5" (7.34m x 3.18m) The kitchen has a range of fitted floor and wall units with stainless steel sink unit. Ceramic hob with oven below and stainless steel extractor hood over. Integral dishwasher, washing machine and fridge/freezer. Spotlights, electric wall heater and UPVC double glazed window.

The lounge has a fitted breakfast bar, 4 wall light points and UPVC double glazed window. electric wall heater and UPVC double glazed French doors onto a Juliette balcony.

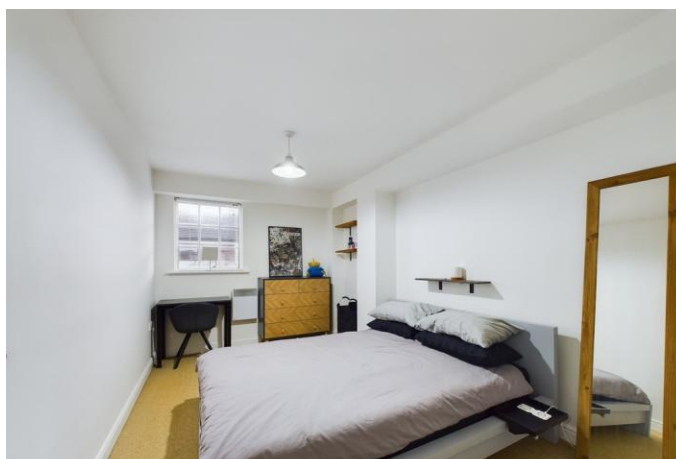
There is luxury tiled vinyl flooring throughout.

### BEDROOM 1

13' 5" x 8' 10" (4.09m x 2.69m) With UPVC double glazed window and electric wall heater.

### BEDROOM 2

13' 5" x 7' 6" (4.09m x 2.29m) With UPVC double glazed window and electric wall heater.



## BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m) With a white suite of a WC, wash hand basin on a vanity unit and paneled shower with shower and screen over. Tiled floor and partly tiled walls. Heated towel rail, extractor fan and spotlights.

## PARKING

There is a allocated parking space and use of visitor spaces.

## LEASEHOLD DETAILS

We understand that the property is held on the residue of a long lease with 130 years left. The ground rent is £310 pa nd service charge £107.76 per month.





## 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

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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>	84	86
(69-80) <b>C</b>		
(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