

# CHANGING HOME



Tarvin Road | Boughton | Chester | CH3 5DJ

£149,995

A newly fully refurbished and now superbly appointed two bedroom first floor apartment in popular Boughton within a short walk of Chester City Centre. Gas central heating and UPVC double glazed windows. Ideal for a first time buyer or investor. NO ONWARD CHAIN. Early viewing advised.

## Property Description

### LOCATION

The apartment is set in the heart of popular Boughton close to the canal and within a short walk from Chester City Centre. There are local shops and public houses close at hand.

### LEASEHOLD DETAILS

The property will be held on a new 125 year lease. there is no ground rent or service charge. The apartment will be subject to paying 50% of the building insurance of the building which it shares with the ground floor flat. this is estimated to be around £90 per annum.

### HALL

Accessed via stairs from a small communal hallway. The hall has a radiator, built in cloaks cupboard and loft access.

### LIVING ROOM

12' 5" x 11' 1" (3.78m x 3.38m) With wood effect laminate floor, radiator and UPVC double glazed window.

### KITCHEN/BREAKFAST ROOM

12' 2" x 8' 5" (3.71m x 2.57m) An attractive fitted kitchen with a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Integral fridge/freezer and washing machine. Oven with ceramic hob and stainless steel extractor hood over. Break fast bar. Radiator, wood effect laminate floor and UPVC double glazed window. wall mounted Worcester combi boiler within a fitted wall unit.

### BEDROOM 1

12' 1" x 7' 9" (3.68m x 2.36m) With fitted wardrobes and overbed cabinets. Radiator and UPVC double glazed window.

### BEDROOM 2

8' 8" x 8' 4" (2.64m x 2.54m) With fitted wardrobes and overbed cabinets. Radiator and UPVC double glazed window.

### BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m) With a newly fitted white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Tiled floor and fully tiled walls. Heated towel rail, recessed spotlights and extractor fan. frosted UPVC double glazed window.







## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

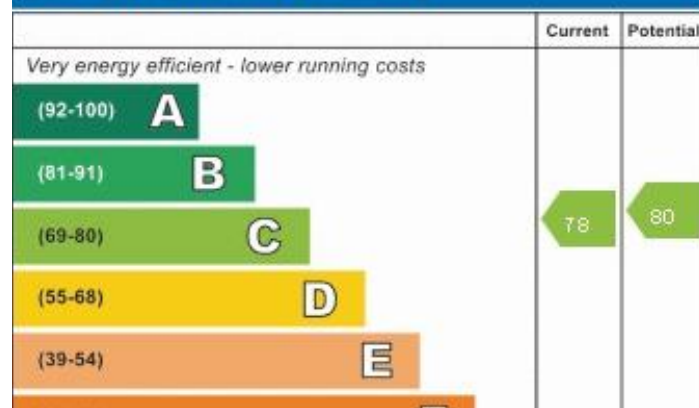
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## 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



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