

CHANGING HOME



Bowling Green Court | Brook Street | Chester | CH1 3DP

£200,000

An extremely spacious two double bedroom two bathroom first floor retirement apartment with large balcony to the front in the City Centre. The apartment was the ex show property when the apartments were developed just over 20 years ago and includes an unallocated parking space. Purchase is limited to over 55s. NO ONWARD CHAIN.

Property Description

LOCATION

The apartment is part of a very popular modern development just off Brook Street in the heart of Chester City Centre. The main railway station is a short walk away as are Chester's shops.

COMMUNAL FACILITIES

Bowling Green Court provides a wide range of communal amenities that includes: two lounges, dining room, games room and guest suite. There is also 24 hour duty manager on site. (The apartment has an emergency cord to raise an alarm) Also apartments are accessed via lifts. The lift serving apartment 1 is adjacent to the flat.

HALL

Accessed via steps or the lift from an internal courtyard. The hall has a built in storage cupboard, 2 wall light points and radiator.

LOUNGE/DINER

15' 9" x 17' 5" (4.82m x 5.32m) An exceedingly spacious reception room with 3 wall light points, radiator and electric fire. Double glazed French doors lead onto the balcony.

KITCHEN

11' 5" x 11' 4" (3.48m x 3.47m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Wine rack. fridge/Freezer and dishwasher. Ceramic hob with oven and extractor hood. Recessed spotlights, radiator and partly tiled walls. wall mounted combi boiler. Double glazed window.



BEDROOM ONE

16' 0" x 10' 8" (4.88m x 3.25m) With a double glazed window with secondary glazing. built in wardrobe, radiator and an extensive range of fitted wardrobes.

EN-SUITE

7' 8" x 4' 10" (2.36m x 1.49m) With a white suite of a WC, wash hand basin and walk in tiled shower cubicle. part tiled walls, radiator, recessed spotlights and extractor fan.

BEDROOM TWO

10' 11" x 9' 6" (3.33m x 2.9m) With fitted and built in wardrobes. 2 wall light points. Radiator and double glazed window.

BATHROOM

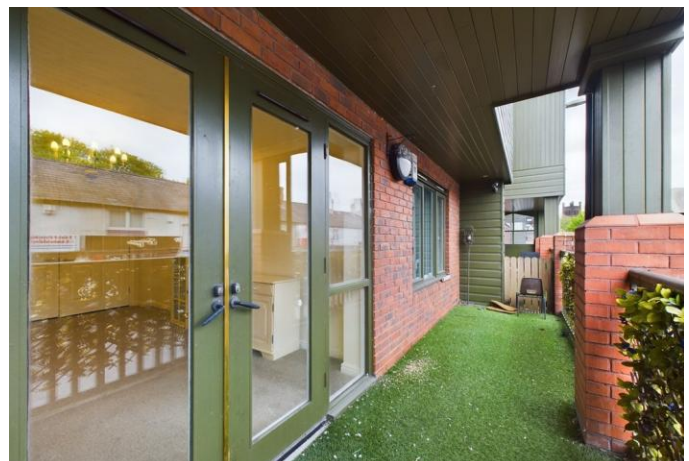
8' 7" x 7' 11" (2.62m x 2.43m) With a white suite of a WC, wash hand basin and paneled bath. Recessed spotlights and extractor fan. part tiled walls and frosted double glazed window.

BALCONY

A large private balcony overlooking Brook Street which is covered with artificial grass.

LEASEHOLD DETAILS

We understand that the apartment is held on a 12t5 year lease which has around 102 years to run. the service charge is £718.96 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) A		
(81-91) B		
(69-80) C	78	78
(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