



**17 Lincoln House,  
Chester**  
**OFFERS OVER**  
**£290,000**





This stunning two bedroom, third floor apartment offers stylish and contemporary accommodation whilst being situated in the heart of Chester city centre offering an abundance of local amenities on your doorstep.

In brief the property comprises a spacious entrance hallway, large open plan lounge/dining room which leads out onto a generously sized balcony and modern fitted kitchen.

There are two double bedrooms, the master having an en-suite shower room and a second balcony. There is also a separate main bathroom.

There is allocated parking for one car within the secure underground car park and visitor parking permits offered every 12 months. There is lift access as well as stairs in the block. Offered for sale with the benefit of no on-going chain.





### FINER POINTS

- \*No chain!
- \*Gas central heating
- \*One allocated secure car parking space
- \*City centre location
- \*Two double bedrooms
- \*Benefitting from two balconies

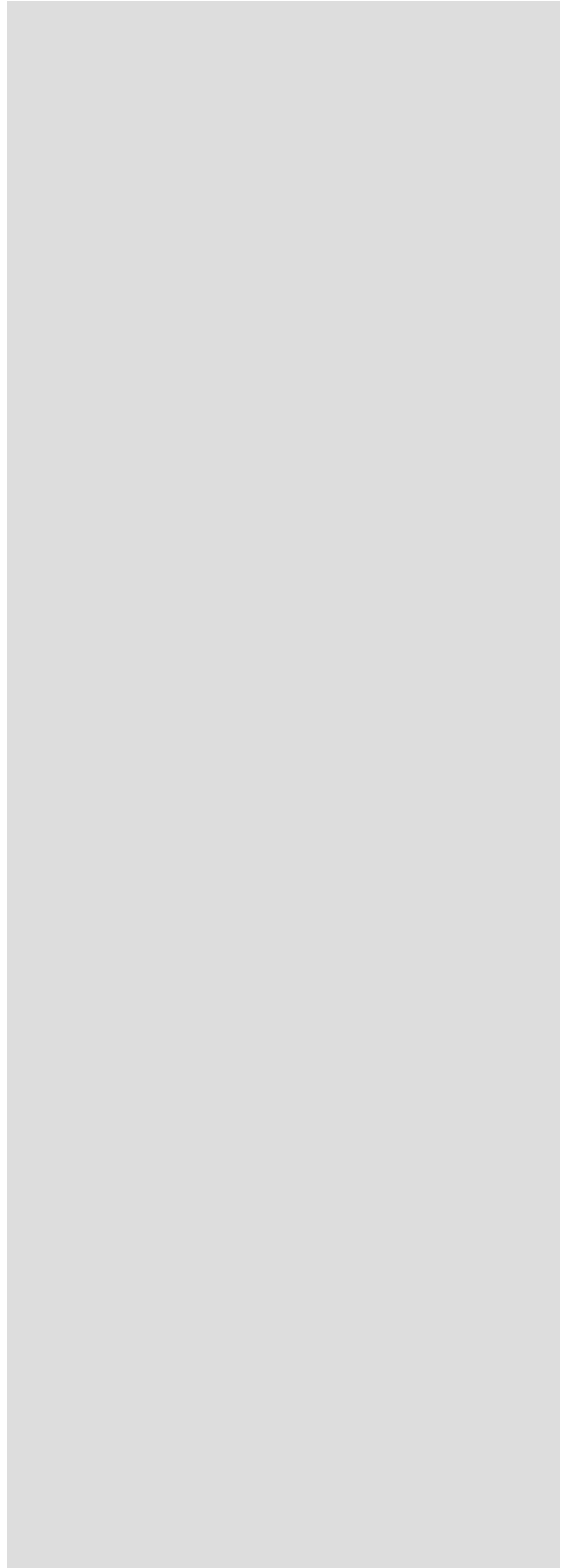
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

**Local Authority:**

**Council Tax:** Band E

**Viewings:** By appointment only

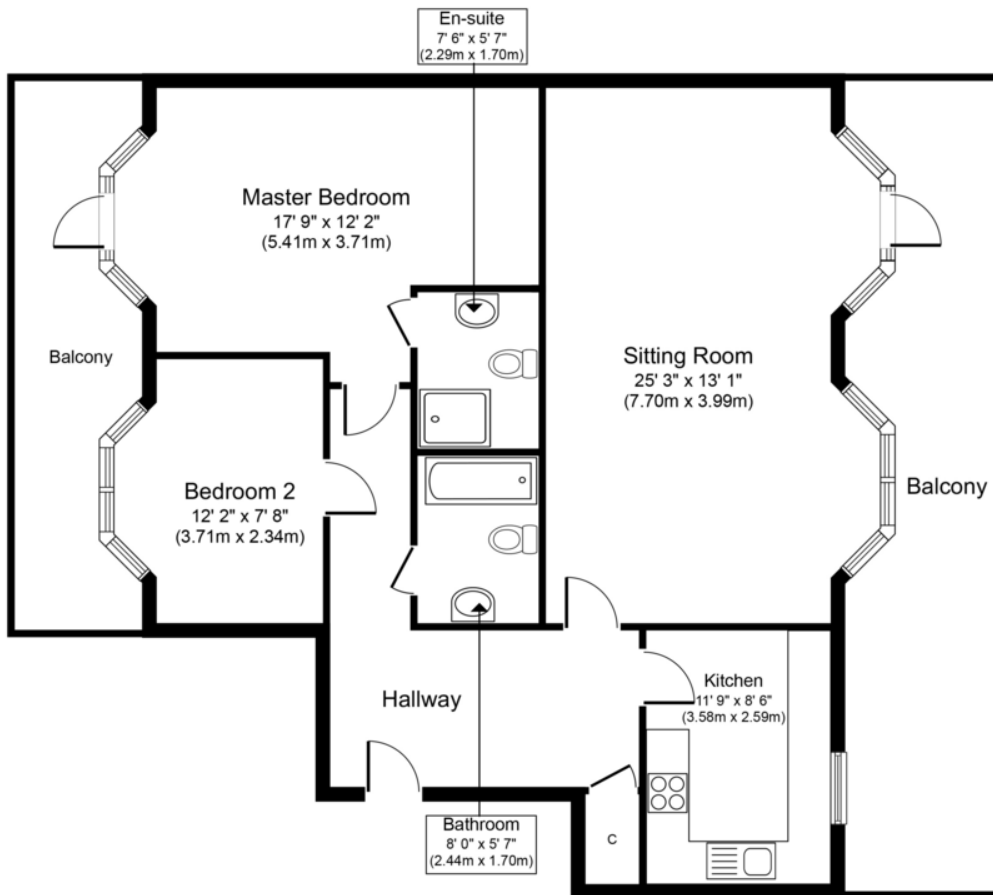




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**Approximate Floor Area**  
**1,421 sq. ft.**  
**(132.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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