

146 The Leadworks,  
Chester

£160,000

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*homes*



Welcome to 168 The Leadworks, where modern living meets comfort and convenience. This spacious two-bedroom is ideal for first-time buyers, young professionals, or investors looking for a great rental opportunity. With an advised rental figure of £1,000 this presents a rental yield of 7.5%!

The property offers excellent transport connections with Chester Train Station just a few minutes away, providing direct routes to major cities such as Liverpool, Manchester, and London. Easy access to major roads and motorways including the M53 and M56.

#### Key Features:

**Open-Plan Living:** The apartment boasts a bright and airy open-plan living room and kitchen, perfect for entertaining guests or enjoying a quiet night in. Large windows flood the space with natural light, creating a warm and inviting atmosphere.

**Modern Kitchen:** The kitchen is fitted with a range of fitted wall and base units with integrated oven, hob and extractor above.

**Two Spacious Bedrooms:** Both bedrooms are generously sized with plenty of natural light. The master bedroom





features an en-suite shower room for added privacy and convenience.

**Two Bathrooms:** In addition to the en-suite, there is a well-appointed main bathroom with modern fixtures and fittings.

**Secure Development:** The Leadworks Development offers secure entry and a dedicated parking space, providing peace of mind for residents.

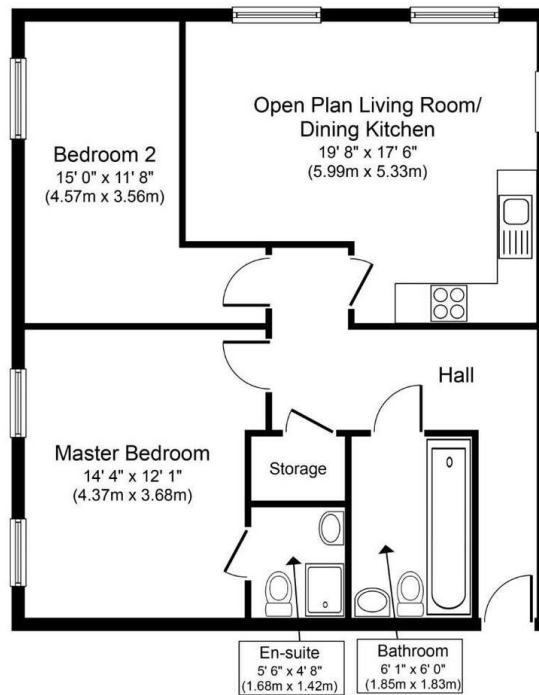
**Heating:** The property is warmed by electric storage heaters.

**Tenure:** Leasehold

**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band

**Viewings:** By appointment only



**Approximate Floor Area**  
**757 sq. ft.**  
**(70.3 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. 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 listed and no guarantee as to their operability or efficiency can be given.  
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