

# CHANGING HOME



**Pearl Lane | Vicars Cross | Chester | CH3 5NX**

**£127,500**

A well appointed TWO bedroom first floor apartment for over 55s in the heart of popular Vicars Cross. Own front door to a porch and stairs to landing, lounge, kitchen, 2 bedrooms and bathroom. Parking spaces on first come first serve basis. Attractive communal gardens. UPVC double glazed. NO ONWARD CHAIN.

## Property Description

### LOCATION

The apartment is set in the heart of popular Vicars Cross close to local shops. The City Centre is a short drive away and well served by public transport. The main road network is easily accessed.

### PORCH

Accessed via a composite front door and with wood effect laminate floor and UPVC double glazed window. stairs lead to the first floor.

### LOUNGE

10' 3" x 14' 4" (3.12m x 4.37m) With a UPVC double glazed window, dado rail and electric storage heater. Feature fireplace with timber mantle.

### KITCHEN

8' 8" x 10' 11" (2.64m x 3.33m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Integral fridge/freezer. Eye level oven, ceramic hob and extractor over. Partly tiled walls and UPVC double glazed window. Electric storage heater. Space for a washing machine.

### BEDROOM 1

11' 3" x 10' 3" (3.43m x 3.12m) With built in cupboard and UPVC double glazed window.

### BEDROOM 2

8' 9" x 7' 6" (2.67m x 2.29m) With a built in wardrobe, UPVC double glazed window and electric storage heater.

### BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m) With a suite of a WC, wash hand basin and paneled bath with shower over. Tiled floor and tiled walls. Extractor fan and electric storage heater.



## OUTSIDE

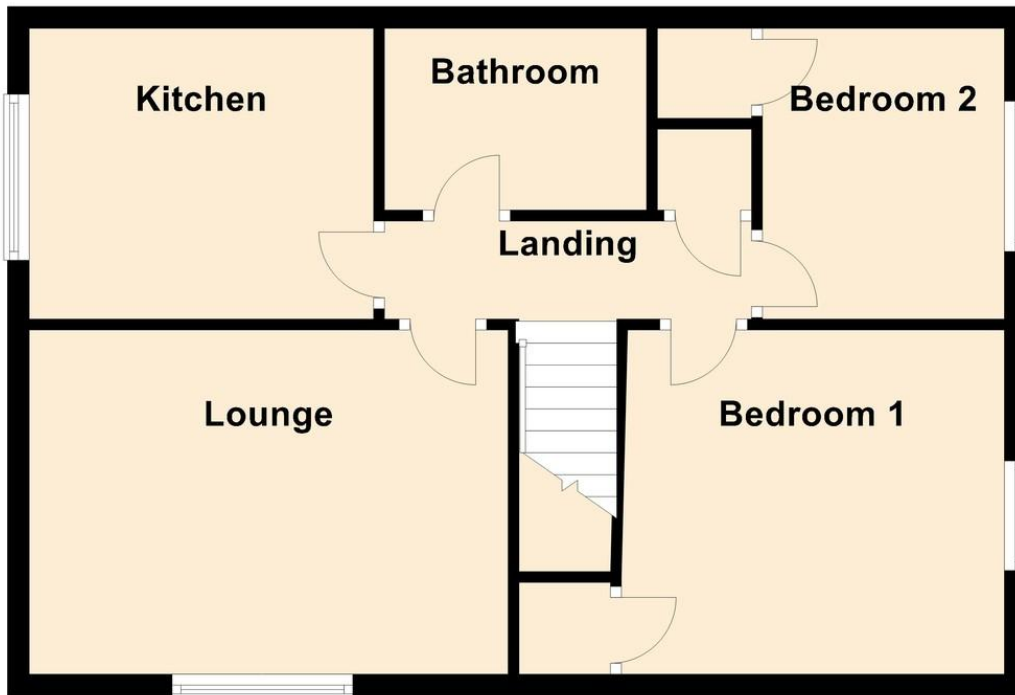
There are parking spaces serving the apartments on a first come first served basis. Also attractive communal gardens.

## LEASE INFORMATION

We understand the apartment is held on the residue of a 999 year lease from 25th August 1995. The service charge is we understand £1,570 per annum.



## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

### Tenure

Leasehold

### Council Tax Band

B

### 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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