



Aspen House Aspen Way
Penyffordd, Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£150,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

11 Aspen House Aspen Way

Penyffordd, Chester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS, TWO BATHROOMS
- COMMUNAL GARDENS
- ALLOCATED PARKING PLUS ADDITIONAL VISITOR CAR PARK
- BUILT IN 2014 WITH 125 YEAR LEASE
- EXCELLENT ACCESS TO CHESTER / NORTH WALES / BROUGHTON
- QUIET RESIDENTIAL ESTATE
- PERFECT FIRST HOME OR BUY TO LET INVESTMENT
- CHAIN FREE
- MODERN AND NEUTRAL THROUGHOUT


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Communal Entrance

Accessed via a decorative composite door with full intercom system, wall mounted mail boxes, stairs to the second floor

Hallway

Accessed via a solid Oak fire door, wall mounted intercom system, doors to bedrooms, bathroom, kitchen and lounge, access to roof space, wood laminate floor

Lounge

9' 7" x 9' 0" (2.92m x 2.74m)

Wood laminate floor, PVC french doors opening to a Juliet balcony with field views, wall mounted radiator

Kitchen / Diner

19' 10" x 9' 8" (6.05m x 2.95m)

A modern range of fitted wall, drawer and base units, worktop with inset stainless steel 1.5 bowl sink unit with mixer tap, integrated fridge, freezer and washing machine, inset gas hob with built in oven under and extractor hood over. Wood laminate floor, PVC double glazed window to the side, wall cupboard housing a combination boiler



Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

Two PVC double glazed windows to the rear with field views, wall mounted radiator, alcove space for wardrobes, door opening to an ensuite

Ensuite

6' 3" x 4' 5" (1.91m x 1.35m)

A modern suite comprising a corner shower cubical with wall mounted shower, wall mounted wash hand basin and close coupled WC, part tiles walls, vinyl floor, wall mounted radiator

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

PVC double glazed window to the rear with field views, wall mounted radiator

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

A modern suite comprising a panelled bath with wall mounted shower attachment, pedestal wash hand basin and close coupled EC, tiled walls, vinyl floor, wall mounted radiator





COMMUNAL GARDEN

Access to a secure communal garden laid to lawn with timber fencing surround, adjacent access to a secure bike store

ALLOCATED PARKING

1 Parking Space

Allocated parking space within a residents only carpark, adjacent to the property

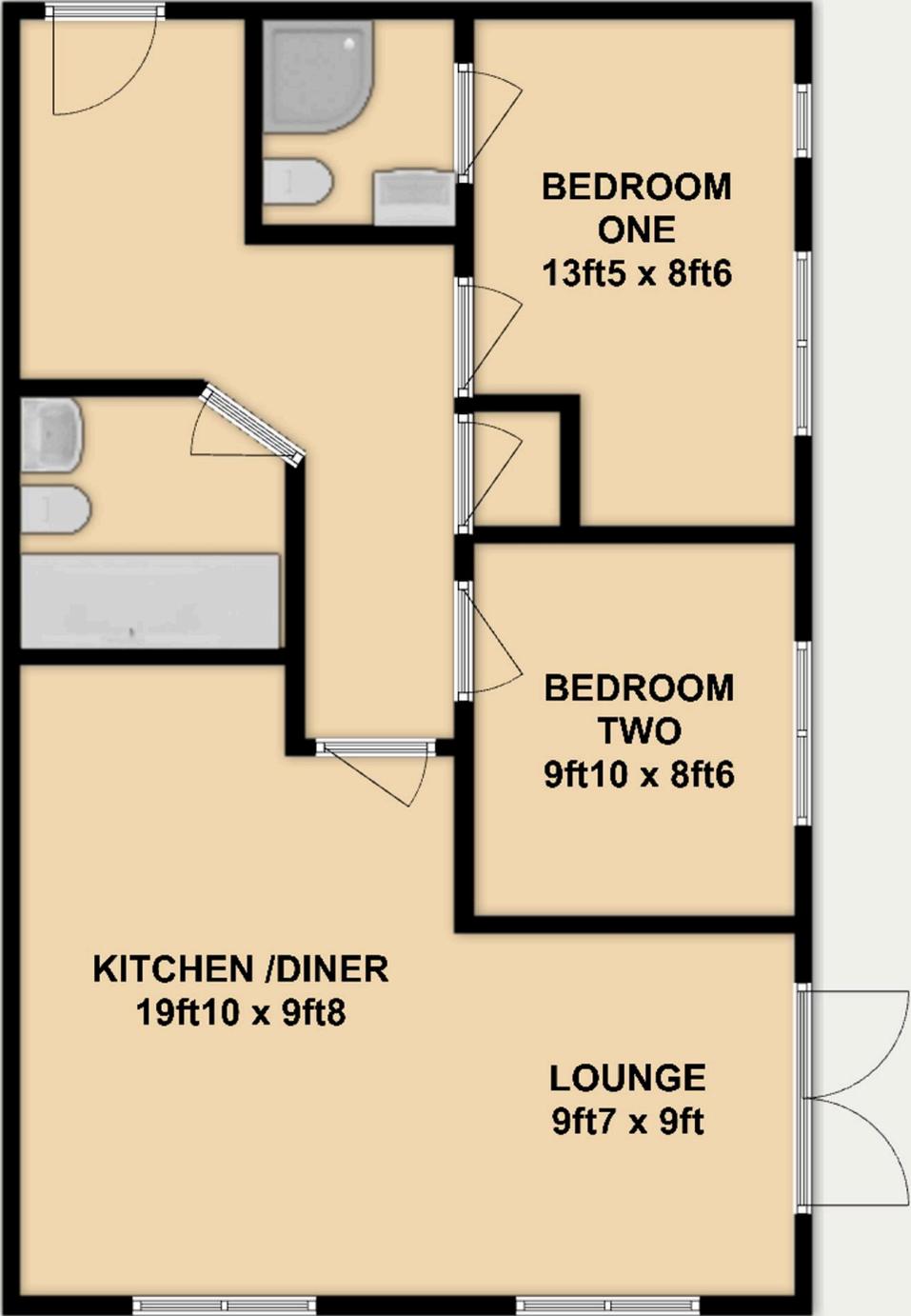
OFF STREET

1 Parking Space

Unallocated carpark for the visitors/guests of the Aspen House









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To arrange a viewing please contact

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