



For Sale £159,950 Leasehold



- Apartment
- NO ONWARD CHAIN INVOLVED
- Two Double Bedrooms
- Well Planned Living
- Delightful Views Over the Canal
- Fitted Modern Kitchen
- Fitted White Bathroom Suite
- Fitted Wardrobes to Bedrooms
- Two Balconies
- Convenient Location to City Centre

**Shot Tower Close
Chester, CH1 3BT**

Property Description

An ideal opportunity to acquire this deceptively two double bedroom apartment occupying a canal side location offering delightful views from both balconies. The property provides well-presented/planned living accommodation and would make a perfect buy for a first-time buyer, investor looking to add to their buy to let portfolio or just a central place to call home. The property offers electric heating with the full benefits of double glazing, fitted kitchen, secure underground parking, NO ONWARD CHAIN. In the agent's opinion this has been realistically priced and the first to view will buy. EWS1 CERTIFICATE.



Location

Occupying a convenient and central place to live within easy walking distance of Waitrose supermarket, City Road which hosts a good selection of bars and restaurants, Chester railway station for the busy commuter with easy reach to all the major Towns and Cities, close to Hoole Village, and is only a short distance away from the historical City of Chester which boasts a vast range of restaurants, shops, wine bars, boutique shops, Grosvenor park.



Leasehold Information

Service Charge £1599 per annum (paid monthly)
Ground Rent £125 per annum
130 years left on the lease at January 2024



Communal Entrance Hall

Entrance via communal hallway with touch pad for access, stairs lead to the first floor landing with access to the apartment.

Entrance Hall

Timber entrance door with spy hole, electric wall heater, large built in storage cupboard with double opening doors, cupboard housing hot water cylinder with plumbing for washing machine.

Open Plan Lounge/dining Area/kitchen : 21.72' x 12.76'
(6.62m x 3.89m)

Measured maximum into length and width.

Lounge

Upvc double glazed door with double glazed side panel leading to enclosed corner balcony with delightful views over the canal, electric wall heater, television and telephone point, double glazed window to the rear elevation.

Dining Area

Sliding double glazed door leading to second enclosed balcony with pleasant views over the canal.

Kitchen

Fitted modern style kitchen comprising a range of eye level and base units with laminate effect complimentary worktops incorporating circular sink unit with drainer and mixer tap, built in oven and hob with splashback and extractor hood over, part tiled to walls, space for fridge freezer.

Bedroom 1 : 15.45' x 9.28' (4.71m x 2.83m)

Double glazed window to the front elevation, electric wall heater.

Bedroom 2 : 11.19' x 7.32' (3.41m x 2.23m)

Double glazed window to the front elevation, electric wall heater.

Bathroom

Fitted white bathroom suite comprising panelled bath with fitted electric shower over with shower screen, pedestal wash hand basin with lever tap, low level w.c with to flush, fully tiled walls, electric towel heater, shaver point.

Externally

There is secure underground parking for one vehicle with access from the car park to the steps leading to the communal hallway.

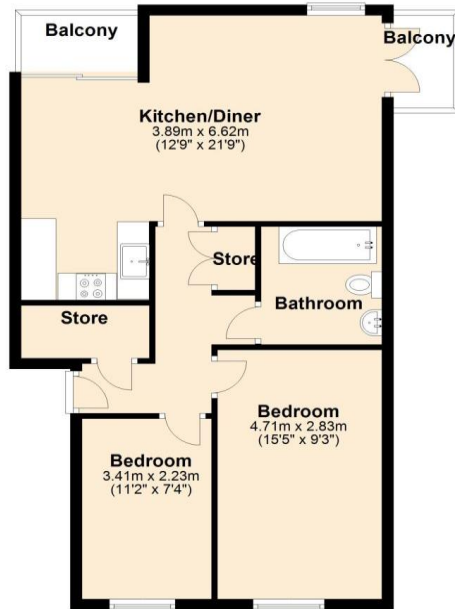
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Ground Floor



Total area: approx. 61.2 sq. metres (658.5 sq. feet)
4Shot Tower Close, Chester

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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