



DEE LANE, CHESTER

OFFERS IN EXCESS OF £350,000

- TRIPLEX APARTMENT
- THREE DOUBLE BEDROOMS
- TWO CAR PARK SPACES
- LARGE TERRACE
- THREE BALCONIES
- NO ONWARD CHAIN

DEE LANE, CHESTER, CH3 5AW



A spacious three-bedroom, triplex apartment with a roof terrace, balcony and two verandas. Brought to the market with no onwads chain and is located a stones throw away from Chester city centre.

Situated on the first floor, the entrance to this apartment offers accessibility through either stairs or a lift. Upon entering, you are greeted by a welcoming hallway featuring stairs leading to the first floor of the residence. The initial floor comprises a double bedroom adorned with a large veranda accessible through a sliding door, and a well-appointed bathroom.

Moving to the first floor, a spacious living room seamlessly connects to a kitchen equipped with an array of built-in appliances. An additional bedroom on this level boasts large windows, allowing abundant natural light to flood the space, and provides access to an en-suite.

Ascending to the second floor unveils the third bedroom, complete with its own en-suite and a sliding door leading to a roof terrace. Across the landing, there is access to a roof terrace, offering fantastic outdoor space.

The property is heated through storage heaters,

ensuring comfort, and comes with the added convenience of secure underground allocated parking for two vehicles, supplemented by visitor spaces on a first-come, first-served basis.

Nestled along Dee Lane, Alexander Court is a prominent residence within convenient walking distance of Chester city centre, renowned for its historic City Walls and captivating architecture. The scenic River Dee is a short stroll away, providing a serene escape, while Grosvenor Park, just a stone's throw away, offers pleasant walks that seamlessly lead to the bustling city center.

Residents of Alexander Court can enjoy the proximity to various amenities, including the convenience of Waitrose supermarket, all within a short walking distance. Furthermore, the property boasts superb access to the national motorway network and the A55 southerly bypass, enhancing connectivity for those who travel locally or embark on journeys further afield. This strategic location combines the tranquility of the nearby natural attractions with the practicality of easy access to urban conveniences and transportation routes.

The property holds a leasehold tenure, featuring a notably extended lease lasting for 999 years from the 15th of July 2004. This lengthy lease period provides a

substantial sense of security and stability for the property. As part of the lease terms, there is an associated variable annual service charge amounting to £511.77 per quarter. This service charge is designed to cover communal expenses and maintenance, ensuring the well-being and upkeep of shared spaces within the property.

Additionally, there is an annual ground rent of £360, payable on a variable basis. This ground rent contributes to the use of the land on which the property is situated. Furthermore, an annual insurance contribution is outlined in the lease terms, currently set at £722.47 per annum. This amount is allocated towards the property's insurance coverage, providing financial protection and security.

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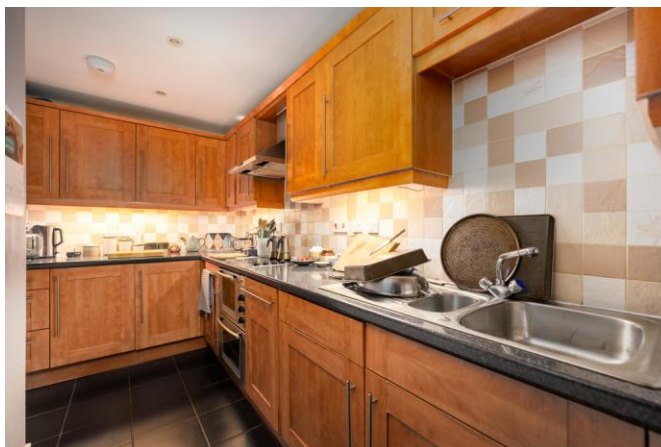
Council Tax:

Band F

Local Authority:

Cheshire West and Chester Council

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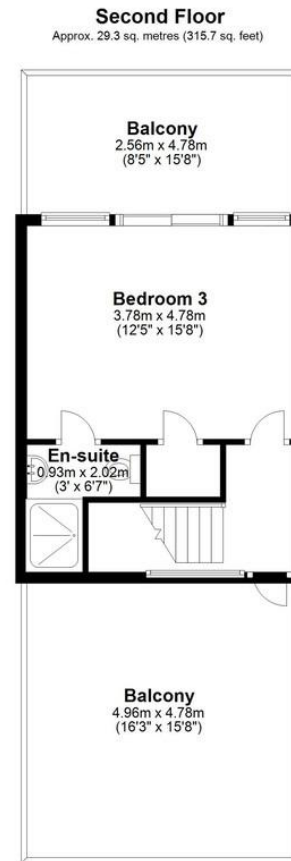
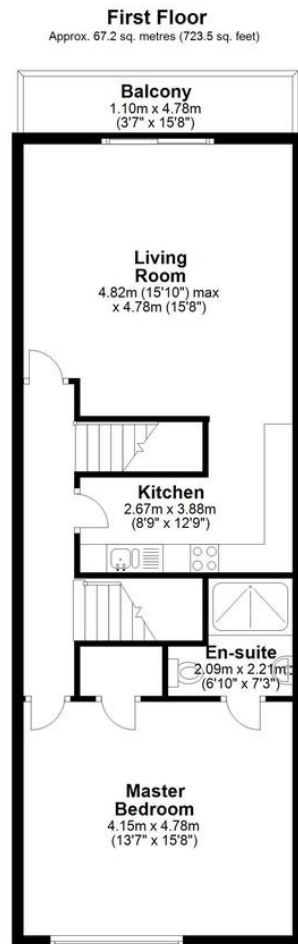
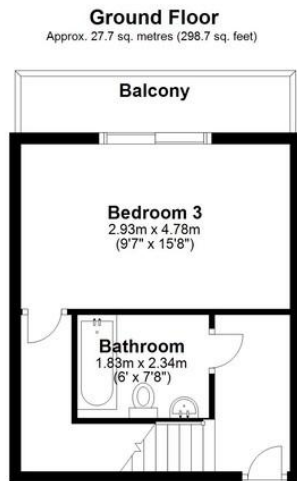


Total Floor Area:
1,338 sq ft / 124 sq m

Viewings:
By prior appointment with the agent

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Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements