



## HIGH STREET, SALTNEY, CHESTER

£95,000

- TOP FLOOR APARTMENT
- IDEAL FOR COUPLES
- PARKING INCLUDED
- MODERN KITCHEN APPLIANCES
- SPACIOUS MASTER BEDROOM
- EPC RATING 'C'



# 173 HIGH STREET, CHESTER, CH4 8SJ



A spacious top floor apartment, ideal for someone looking to buy a home in a vibrant, urban area with strong community ties. The property is located on the top floor, ensuring a peaceful living environment, and comes with the added convenience of dedicated parking.

Upon entering the flat, you are greeted by a neutrally decorated reception room that is open-plan. This space is perfect for entertaining guests or simply unwinding after a long day. The reception room flows seamlessly into the kitchen, which features modern appliances and an open-plan layout, perfect for cooking while still being part of the conversation.

The property boasts a spacious master bedroom, one bathroom, providing all the essentials for day-to-day living. The apartment has an EPC rating of 'C' and falls under the 'B' council tax band.

The location of this flat has plenty of public transport links nearby, making commuting a breeze, but there are also numerous cycling routes for those who prefer a more active mode of transport.

Don't miss out on the chance to make this top-floor flat your own. It's up for sale and awaiting its new owners.

We have been advised by our client that the lease is 125 years starting the 5th April 2007.

Service Charge (PA) £780

Ground Rent (PA) £100



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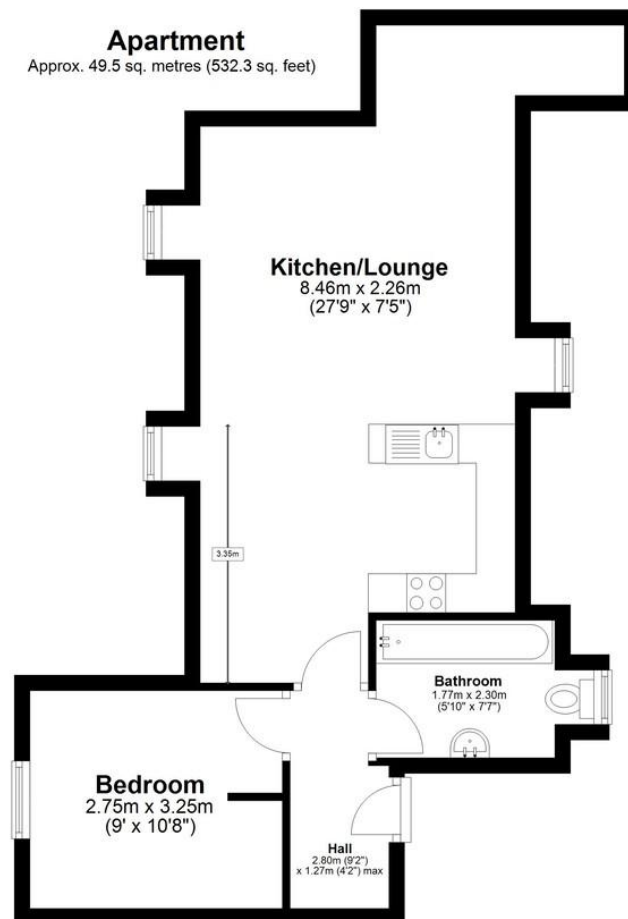
## Council Tax:

Band A

## Local Authority:

Cheshire West and Chester Council

# **Apartment** Approx. 49.5 sq. metres (532.3 sq. feet)



Total area: approx. 49.5 sq. metres (532.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

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

