



SADDLERY WAY, CHESTER

£175,000

- RIVERSIDE
- BALCONY
- TWO DOUBLE BEDROOMS
- ALLOCATED CAR PARK SPACE
- OPEN PLAN LIVING SPACE
- NO CHAIN

SADDLERY WAY, CHESTER

2 **1** **1** **TBC**
BED **BATH** **RECEPTION** **EPC**

Offered for sale with no onward chain! This centrally located apartment with a balcony overlooking the River Dee occupies a prime position in the heart of Chester city centre, just moments from the River Dee and adjacent to the historic racecourse. Situated on the second floor, it enjoys elevated views and has been finished to a high standard, offering immaculate presentation throughout – ready to move into.

Upon entering, you are welcomed by a spacious hallway with a useful storage cupboard. The open-plan living area forms the heart of the home, perfectly suited to modern living and entertaining. The kitchen features oak-effect cabinetry with integrated appliances for a sleek finish, flowing seamlessly into the living/dining area. This bright, airy space is enhanced by large windows and a glass door opening onto an L-shaped balcony, which wraps around the living room and provides scenic river views with space for seating.

At the rear of the apartment are two generously sized double bedrooms. The bathroom is fitted with a contemporary three-piece suite, including a P-shaped bath with an overhead shower, WC, and washbasin.

Additionally, the property benefits from a designated parking space, adding convenience to city living.

The apartment is leasehold with 982 years remaining. There is an annual service charge of £1,236 and a ground rent of £250 per annum.



SADDLERY WAY, CHESTER



Council Tax Band: C

Local Authority: Cheshire West and Chester Council

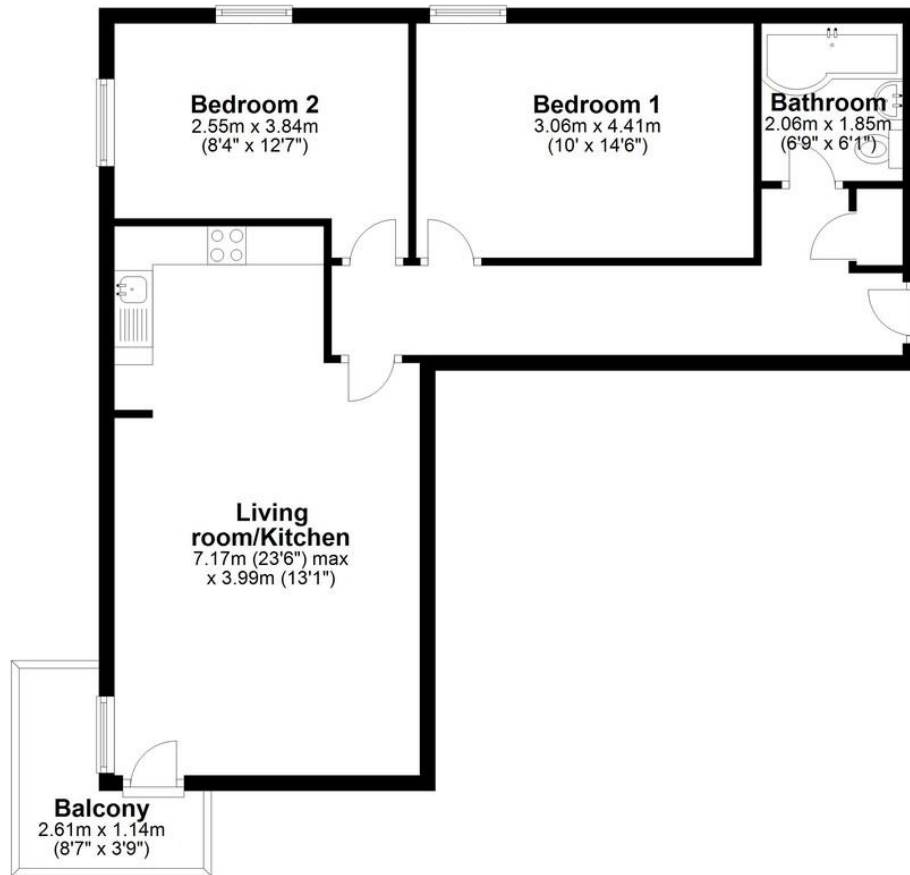
Total Floor Area: 715 sq ft / 66 sq m

Tenure: Leasehold (981 Years)

Service Charge (per annum): £1,236

Ground Rent (per annum): £250

Second Floor



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

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