



## 39-41 WEST BANK, ABBOTS PARK

£185,000

- FULL TOTAL REFURBISHMENT
- NEW BOILER & DOUBLE-GLAZED WINDOWS
- CONTEMPORARY DÉCOR
- MASTER WITH EN-SUITE SHOWER
- FRONT OFF-ROAD PARKING
- NO ONWARDS CHAIN

# 39-41 WEST BANK, ABBOTS PARK

2  
BED    2  
BATH    1  
RECEPTION

Recently refurbished throughout, a superbly presented first floor, two bedroom apartment set within a prestigious and quiet cul de sac, tucked away at the end of the development while remaining highly convenient for Chester and the full range of amenities and facilities within the city centre. The property has undergone a comprehensive programme of improvement and now presents as virtually new, including fresh paint throughout, new carpets, a brand new fitted kitchen with new white goods and appliances, and a newly installed contemporary en suite.

The accommodation comprises a spacious living room with open plan kitchen, two well proportioned bedrooms, with the principal bedroom benefitting from a modern en suite, and a stylish family bathroom. Off the hallway is a useful storage cupboard housing a recently installed gas combi boiler.

Further benefits include large windows providing excellent natural light, an allocated parking space, and well maintained communal areas. The property is managed by a residents' management company, with each apartment owner acting as a director. There is no ground rent, and any new owner would assume the seller's position within the company.

The apartment enjoys excellent road links to Manchester, Liverpool and North Wales, with Bache railway station within easy reach and convenient access to the A55 and M56. Ideally situated close to Total Fitness and Morrisons.

**LEASEHOLD INFO** The Flat is Leasehold with the original lease in 2013 being a 999 year lease. The ground rent is peppercorn and has never been levied. The Landlord is effectively the Property Management Company which the new owner will become a Director of and will thus have a full say in controlling the property. There are only three other Directors (one for each other flat).

Annual service fees are currently only the contribution to the Property Insurance and some other minor company expenses - property insurance contributions have been roughly £200 per annum.



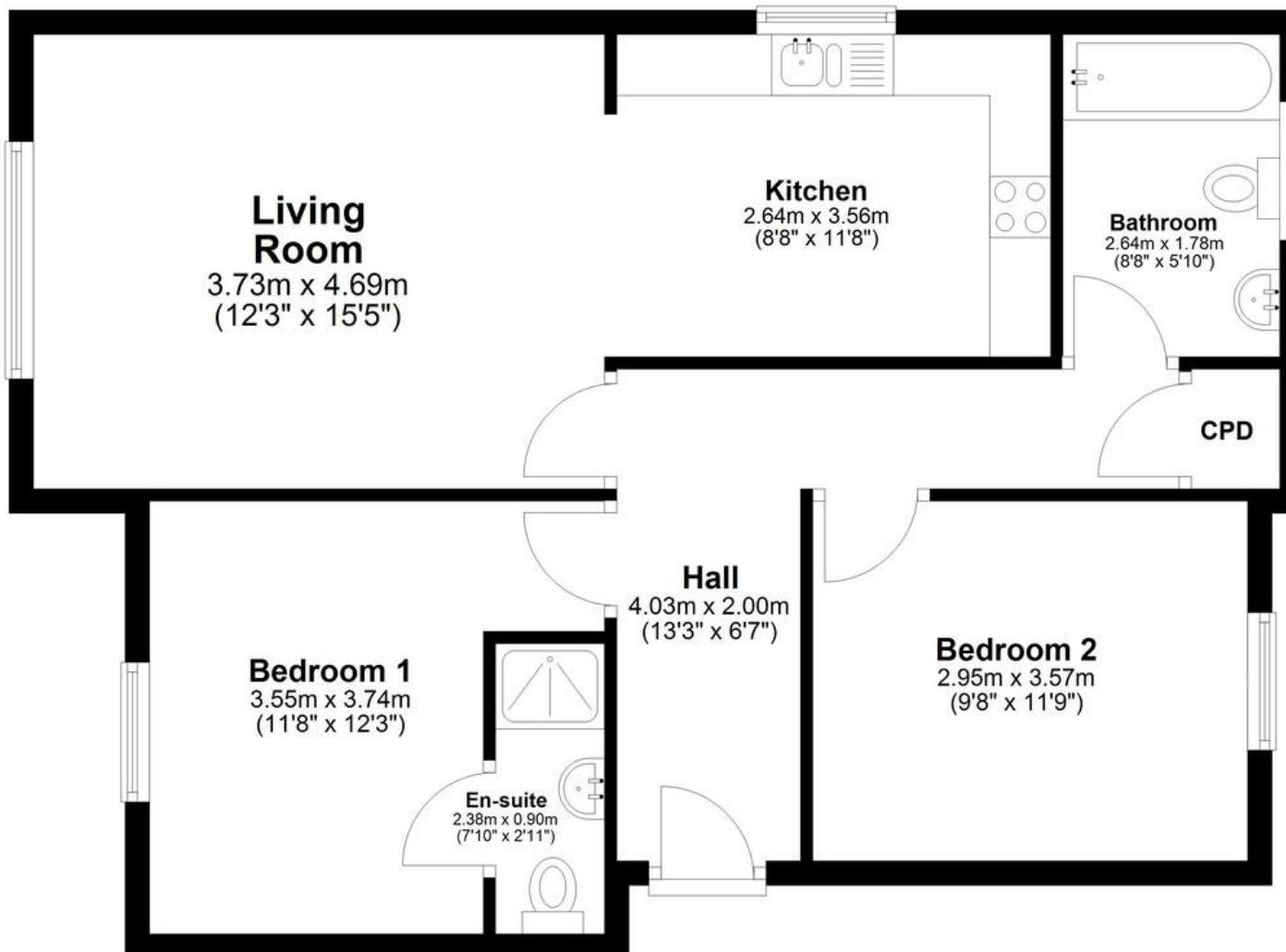


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## Ground Floor



**TOTAL FLOOR AREA** 730 sq ft / 68 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

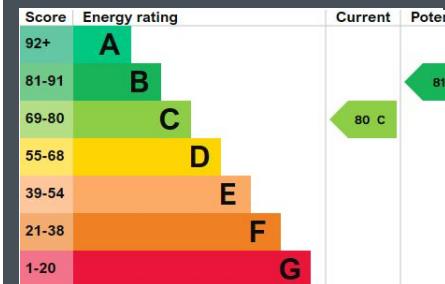
**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Share of Freehold (986 Years)

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**



**OFFICE CONTACT INFO**

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

01244 886 636  
[info@urbansaleandlet.co.uk](mailto:info@urbansaleandlet.co.uk)  
[www.urbansaleandlet.co.uk](http://www.urbansaleandlet.co.uk)