

# CHANGING HOME



**Lincoln House | Seller Street | Chester | CH1 3AG**

**£240,000**

A superbly appointed and very spacious second floor 3 bedroom 2 bathroom apartment in the heart of the City Centre a short walk of the railway station and canal. The third bedroom could be used as an office. Hall, large lounge/kitchen/diner, 3 bedrooms and 2 bathrooms. Allocated secure parking. Lift access. Gas central heating. NO ONWARD CHAIN. Ideal for first time buyer or investor.

## Property Description

### LOCATION

The apartment is set right in the heart of Chester City Centre and very close the canal. Chester's shops, bars and offices all within a short walk. The Railway Station is also a short walk away.

### LEASEHOLD INFORMATION

The apartment is held on the residue of a 999 year lease which has approx. 981 years to run. The ground rent is £175 per annum and the service charge £.. per annum.

### HALL

With Karndean flooring, 2 built in store cupboards. Radiator.

### LOUNGE/KITCHEN/DINER

22' 3" x 17' 9" (6.78m x 5.41m) A very large, light and superbly appointed multi purpose room. The kitchen has an extensive range of fitted floor and wall units with granite worktops. 1 1/2 bowl Franke stainless steel sink unit. Neff oven, 4 ring gas hob and extractor hood. Integral dishwasher, washing machine and tumble dryer. Recessed spotlights and kickboard lighting. Wall mounted recently installed combi boiler. Radiator and Karndean floor. Double glazed double doors onto a Juliette balcony and a double glazed window.

### BEDROOM 1

11' 10" x 11' 8" (3.61m x 3.56m) With a fitted double wardrobe, radiator and double glazed double doors onto a Juliette balcony.

### EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Partly tiled walls, heated towel rail, recessed spotlights and extractor fan.





## BEDROOM 2

11' 7" x 7' 6" (3.53m x 2.29m) With a double glazed window and radiator.

## BEDROOM 3

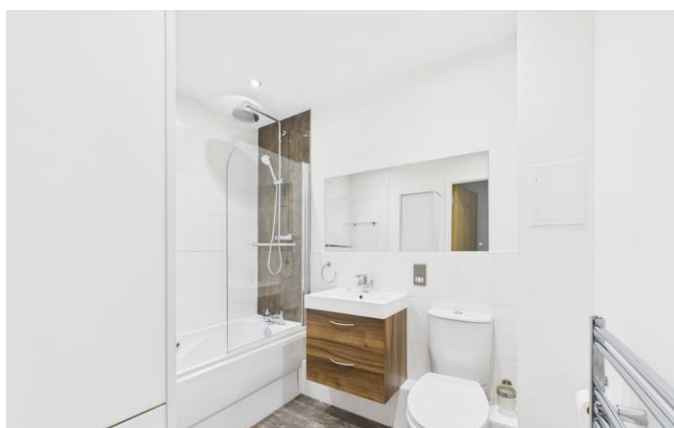
7' 9" x 6' 9" (2.36m x 2.06m) With a double glazed window and radiator.

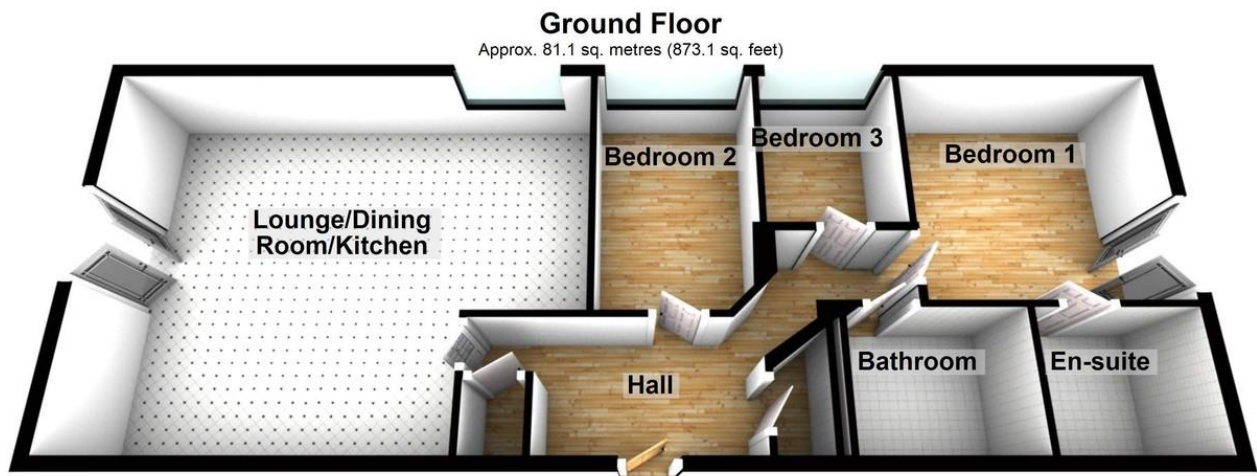
## BATHROOM

With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Heated towel rail, partly tiled walls, recessed spotlights and extractor fan.

## PARKING

The parking has allocated secure underground and use of visitor spaces.





Total area: approx. 81.1 sq. metres (873.1 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Leasehold

## Council Tax Band

E

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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