





23a City Walls, Chester

£255,000 Leasehold

SITUATED WITHING THE HISTORIC CHESTER ROMAN WALLS • IMMACULATELY PRESENTED AND TURN KEY READY • VIEWS OVER THE CHESTER WEIR AND OLD DEE BRIDGE • CURRENTLY USED A SUCCESFUL AIR BNB • RESIDENT PERMIT PARKING CAN BE APPLIED FOR • PRIVATE COURTYARD TO REAR • SHORT WALK FROM THE CITY CENTRE AND RIVERSIDE • VIEWING HIGHLY RECOMMENDED

CHANGING HOME

Immaculate one-bed flat inside Chester Roman Walls with river views, modern kitchen, private courtyard, permit parking, and strong rental potential. Walk to city centre and riverside.
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

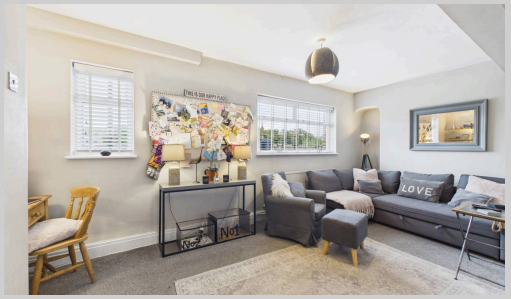






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Location
The property is in an excellent location within the City Walls, only minutes' walk from the City centre and a few minutes from Chester Race Course. Chester offers a comprehensive array of shops and facilities. Recreational activities include racing at the Roodee Racecourse, golf courses, as well as rowing, sailing and canoeing on the River Dee.

Porch
Accessed via the city walls through a steal gate with electric & gas meter cupboards.

Hallway
3' 6" x 6' 6" (1.06m x 1.98m)
Accessed via timber front door with a storage cupboard.

Living/Dining Room
16' 6" x 15' 8" (5.03m x 4.77m)
An open plan living/dining area with 2x UPVC double glazed windows, 2x radiators and UPVC french doors leading to rear courtyard.

Kitchen
7' 1" x 6' 8" (2.15m x 2.03m)
With a range floor and wall gloss units, sink unit, lamona oven, lamona 4 ring induction hob with extractor fan over, space for fridge, wall mounted Worcester combi-boiler, UPVC double glazed window and tiled flooring.

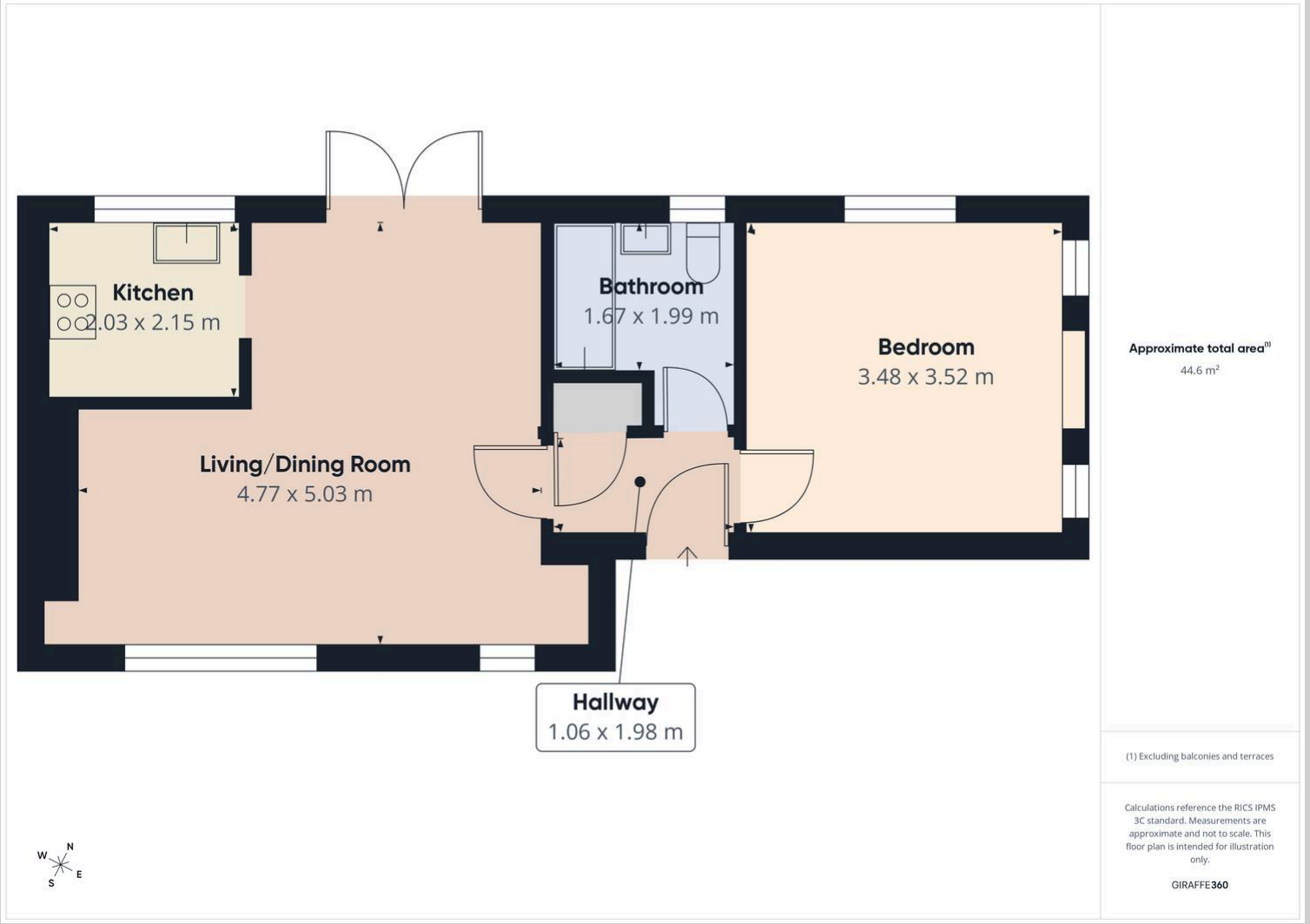
Bedroom
11' 5" x 11' 7" (3.48m x 3.52m)
With radiator and 3x UPVC double glazed windows.

Bathroom
6' 6" x 5' 6" (1.99m x 1.67m)
With white suite consisting of W/C, bath with electric shower over and wash hand basin. Heated towel rail, extractor fan and UPVC double glazed window.

Outside
A private rear wall courtyard with storage cupboard, brick barbeque and brick planters. Side gate allowing access to the city walls.

Lease Information
The property is currently held of a 2000 year lease from 30 November 1990 with 1965 years remaining. There is no service charge or ground payable. When purchasing the property there is a chance to secure a share of the freehold of the property.

Useful Information
The apartment is currently used a successful AirBNB making it an ideal investment for someone looking to aquire a turn key property within the Chester city walls.



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