



CONCORDE HOUSE, CANAL STREET, CHESTER

£240,000

- CHAIN FREE
- SOUTH FACING, VIEWS OF ROMAN WALLS
- MODERN DEVELOPMENT
- OPEN PLAN KITCHEN, LIVING & DINING
- DOUBLE BEDROOMS, ONE WITH EN SUITE
- ALLOCATED RESIDENTS PARKING

DWELL

CONCORDE HOUSE, CANAL STREET, CHESTER

2 2 1
BED BATH RECEPTION

Positioned within the modern Concorde House development, this bright south facing two bedroom apartment enjoys open views across Chester's Roman Walls and the city skyline. Built in 2021, the property offers contemporary living within easy walking distance of the city centre and is available with no onward chain.

The apartment is well presented throughout and would suit a range of buyers, whether as a main home, a convenient base in the city, or a buy to let investment.

A spacious entrance hall provides access to all rooms and includes a useful storage cupboard which also houses the boiler.

The main living space is an open plan kitchen, dining and sitting area designed to make the most of the outlook. Two large south facing windows bring in plenty of natural light and provide an excellent view across the historic city walls. The kitchen itself is fitted with modern units and integrated appliances, creating a practical and sociable space.

The principal bedroom is a comfortable double with its own en suite shower room. The second bedroom is also a double and is served by the

main bathroom, which is fitted with a bath and overhead shower.

Concorde House is a modern apartment building located on the corner of Canal Street and Garden Lane. Residents benefit from secure gated entry, lift access to all floors and well maintained communal areas. The apartment also comes with an allocated parking space.

The location places you within a short walk of Chester city centre, with Northgate Street, Chester Market, Storyhouse and the historic City Walls all close by. Road connections are also convenient, with easy access towards Sealand Road and the wider motorway network.

Chester itself is one of the North West's most historic cities, well known for its Roman heritage, cathedral and attractive period streets. Alongside this history, the city offers a wide range of restaurants, shops and leisure facilities, as well as green spaces including Grosvenor Park and walks along the River Dee.



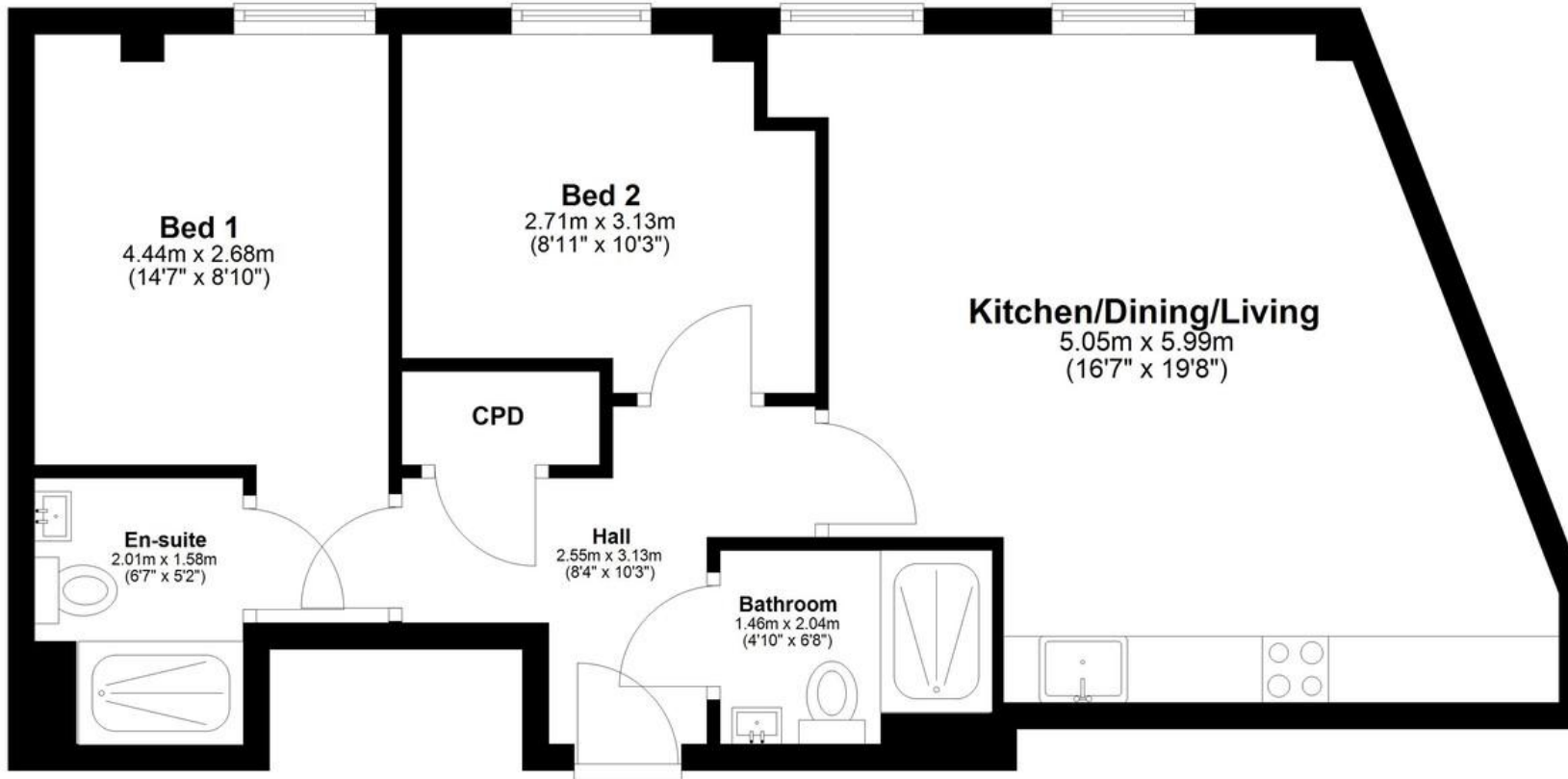


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Apartment



TOTAL FLOOR AREA 591 sq ft / 55 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Leasehold (994 Years)

SERVICE CHARGE (PA)

£1,284

GROUND RENT (PA)

£250

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62
39-54	E		
21-38	F		
1-20	G		

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