



## BLUEBELL CLOSE, HUNTINGTON, CHESTER

£99,950

- CHAIN FREE
- SEPARATE KITCHEN AND MODERN BATHROOM
- DEDICATED PARKING
- ECONOMY 7 HEATING
- CLOSE TO LOCAL SHOPS
- TRANSPORT LINKS

# DWELL

# BLUEBELL CLOSE, HUNTINGTON, CHESTER

1 1 0  
BED BATH RECEPTION

This well presented studio apartment is located in a quiet residential area of Huntington and offers comfortable, low maintenance living.

The main living space is designed to make the most of the available room, with a fold-away 4'6" double bed neatly built into the wall. This allows the space to easily change from a sleeping area to a living area during the day. The apartment benefits from a substantial cost-saving dual-rate electricity supply, with an Economy 7 dual-rate meter which supplies a modern wall-mounted storage heater with an LED touch-screen display.

There is also a separate fitted kitchen with a good range of storage and essential appliances, along with a modern bathroom fitted with a good-sized quadrant shower enclosure, a powerful Mira Airboost electric shower, and a heated chrome towel rail.

Included in the sale are all day/night window blinds and the following kitchen appliances, all in good working order: induction hob, fridge freezer, washer-dryer and fan-assisted oven.

Residents benefit from allocated private off road parking to the rear of the building, along with additional private off road parking available to the

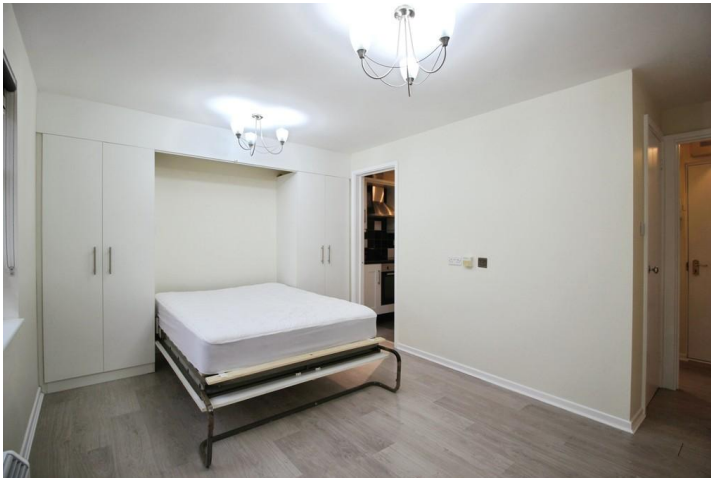
front of the complex.

The apartment is conveniently located close to local shops, transport links and other amenities. It is within easy walking distance of Sainsbury's, Lidl and Co op supermarkets, as well as Caldys Nature Park and the River Dee. A family pub restaurant, local shops and takeaways can also be found just around the corner in Huntington.

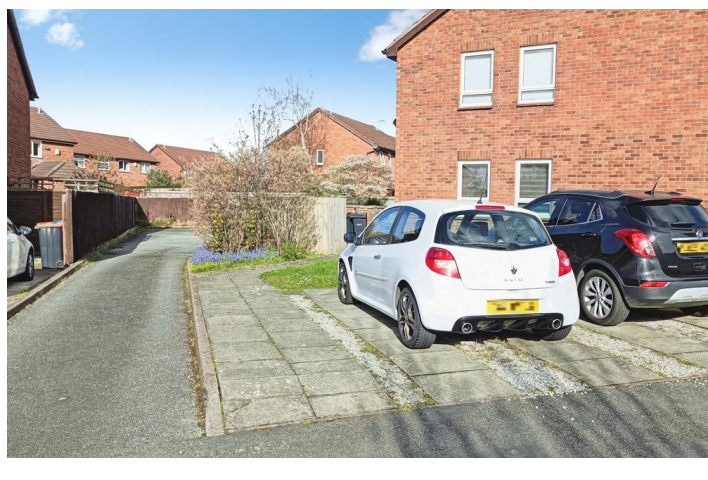
As well as appealing to someone looking for a home in a great area, the apartment will also be attractive to property investors. The property has previously been rented for £775 per calendar month, which represents a potential gross yield of approximately 9.30% per annum.

The property also benefits from a very low service charge (building management fee), and there is no ground rent payable as the lease operates on a peppercorn basis.





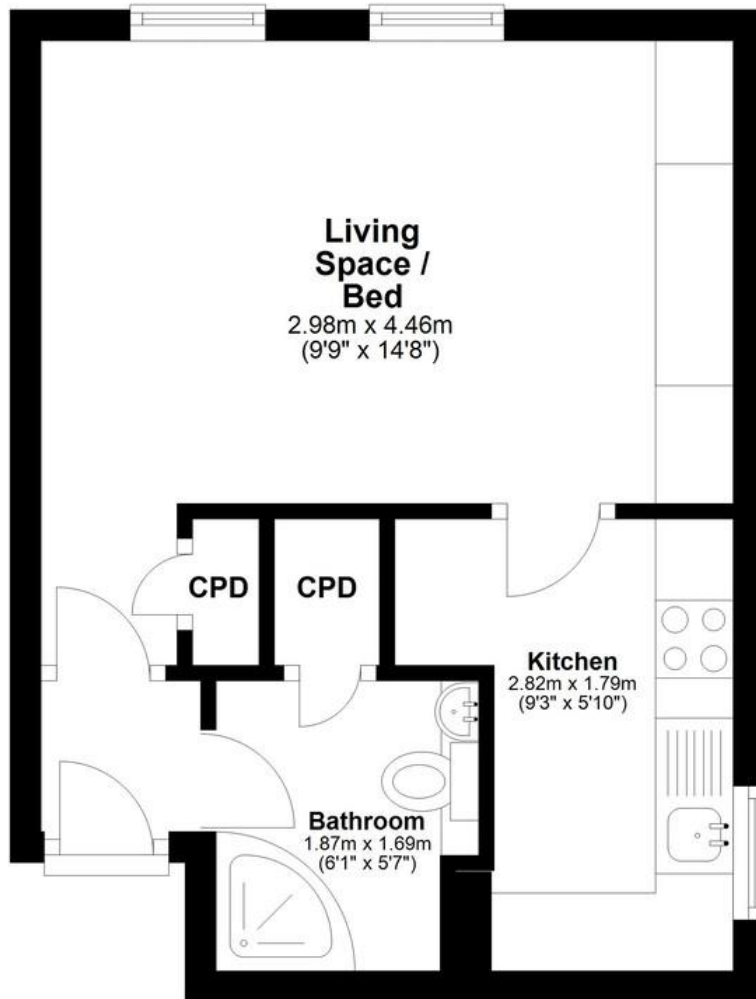
**DWELL**  
Need to sell first?  
Book a free valuation  
01244 886 636





# DWELL

## Studio



**Living Space / Bed**  
2.98m x 4.46m  
(9'9" x 14'8")

**Kitchen**  
2.82m x 1.79m  
(9'3" x 5'10")

**Bathroom**  
1.87m x 1.69m  
(6'1" x 5'7")

**TOTAL FLOOR AREA** 276 sq ft / 26 sq m

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

### COUNCIL TAX

Band A

### LOCAL AUTHORITY

Cheshire West and Chester Council

### TENURE

Leasehold (953 Years)

### SERVICE CHARGE (PA)

£420

### GROUND RENT (PA)

### EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C	70 C	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Dwell  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@dwellstateagents.co.uk  
dwellstateagents.co.uk

Flat 15 Bluebell Close