



173 HIGH STREET, SALTNEY, CHESTER

£95,000

- TOP FLOOR APARTMENT
- WELL-PRESENTED THROUGHOUT
- PARKING INCLUDED
- MODERN KITCHEN APPLIANCES
- SPACIOUS MASTER BEDROOM
- EPC RATING 'C'

DWELL

173 HIGH STREET, SALTNEY, CHESTER

1
BED

1
BATH

1
RECEPTION

Positioned within a well-maintained modern development in the heart of Saltney, this beautifully presented one-bedroom top-floor apartment offers spacious and contemporary accommodation. Benefitting from an allocated parking space, excellent transport links and a convenient location just minutes from Chester city centre, this property is perfectly suited to first-time buyers, professionals and investors alike.

The accommodation briefly comprises a welcoming entrance hall, a generous open-plan kitchen/living area measuring over 27 feet in length, providing an excellent space for relaxing, entertaining and home working. The fitted kitchen offers a range of units with integrated cooking appliances and ample worktop space, while the living area enjoys excellent natural light from multiple windows and characterful sloping ceilings.

The double bedroom is well-proportioned and offers space for freestanding furniture, whilst the bathroom is fitted with a modern white suite including a panelled bath with shower over, wash hand basin and WC.

Externally, the development benefits from secure communal grounds and resident parking, with Apartment 14 enjoying an allocated parking space. The property is ideally located on High Street in

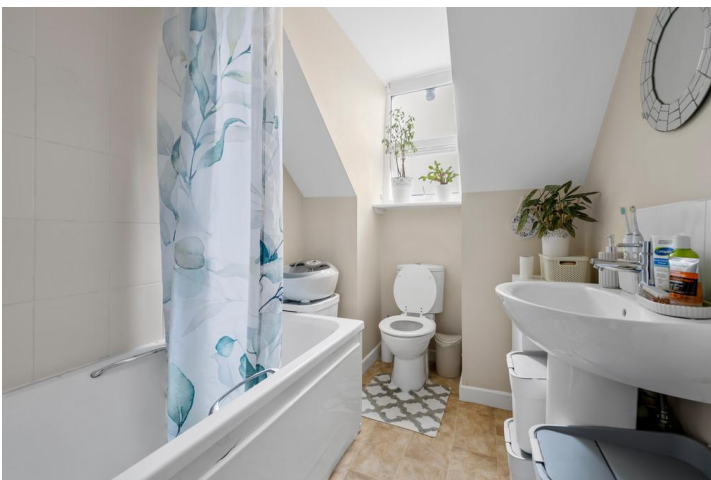
Saltney, within walking distance of local shops, supermarkets, cafés and everyday amenities, whilst Chester city centre, Broughton Retail Park and major road networks are all easily accessible.

This attractive apartment combines convenience, comfort and value in a sought-after location and must be viewed to be fully appreciated.

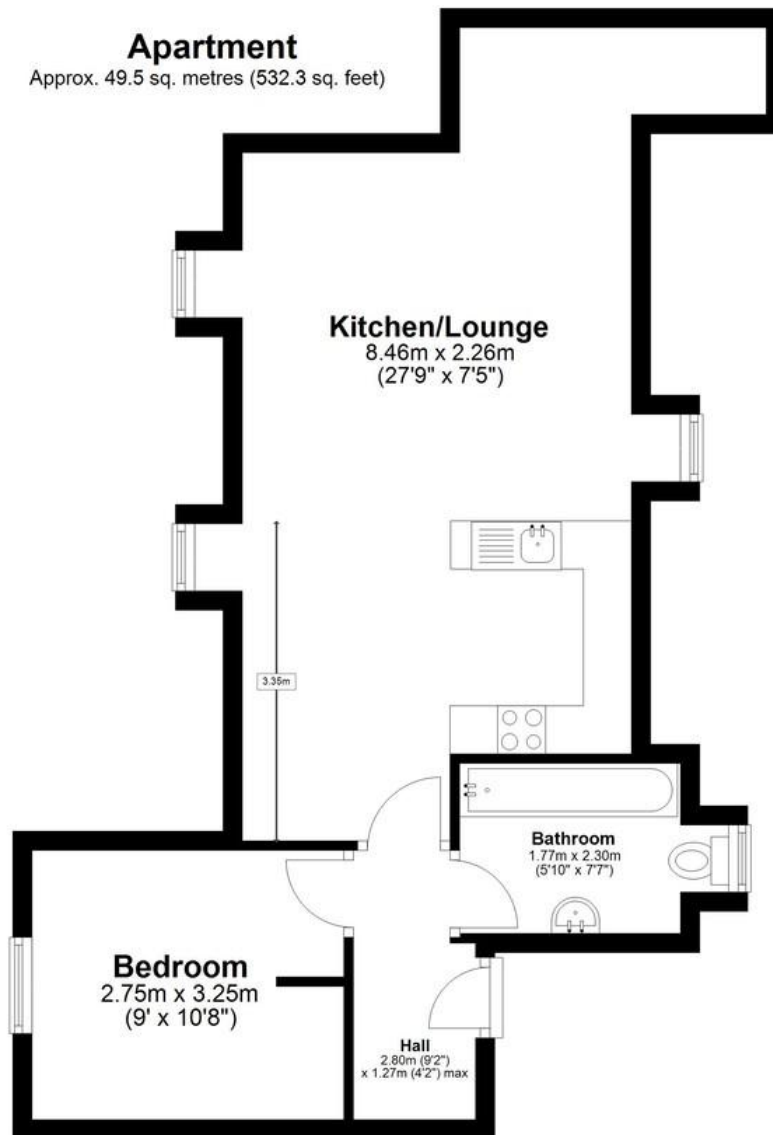




DWELL
Need to sell first?
Book a free valuation
01244 886 636



DWELL



Total area: approx. 49.5 sq. metres (532.3 sq. feet)

TOTAL FLOOR AREA 532 sq ft / 49 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 (107 Years)

SERVICE CHARGE (PA)

£900

GROUND RENT (PA)

£100

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	76 C	76
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

Apartment 14 173 High Street