



## SADDLERY WAY, CHESTER

£249,000

- PENTHOUSE DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- VIEWS OVER CHESTER RACECOURSE
- SPACIOUS OPEN-PLAN LIVING ACCOMMODATION
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE

# DWELL

# SADDLERY WAY, CHESTER

2 2 0  
BED BATH RECEPTION

Positioned within a sought-after modern development and enjoying stunning elevated views across Chester Racecourse, this impressive two-bedroom penthouse duplex apartment offers spacious and contemporary living just a short walk from Chester city centre.

Offered to the market with no onward chain, the property combines generous accommodation with a superb location, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is arranged over two floors and briefly comprises an entrance hall with useful storage cupboard, two well-proportioned double bedrooms, both with juliet balconies, including a principal bedroom with en-suite shower room, together with a modern family bathroom. To the upper floor is a superb open-plan living, dining and kitchen space, flooded with natural light from dual aspect doors and windows and benefiting from attractive views from juliet balconies towards the racecourse. The kitchen has been recently installed and provides a stylish contemporary finish with ample worktop and storage space.

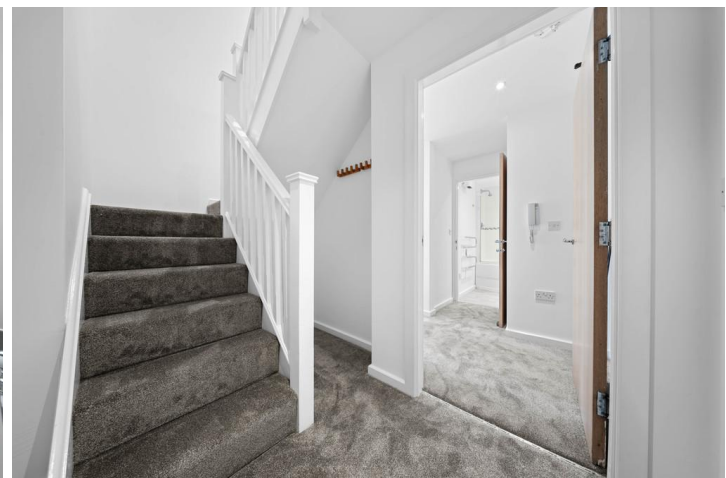
Externally, the property benefits from an allocated parking space along with visitor parking within the development. The location is particularly

convenient, being within walking distance of Chester city centre, the railway station, riverside walks and a wide range of shops, restaurants and leisure facilities.





**DWELL**  
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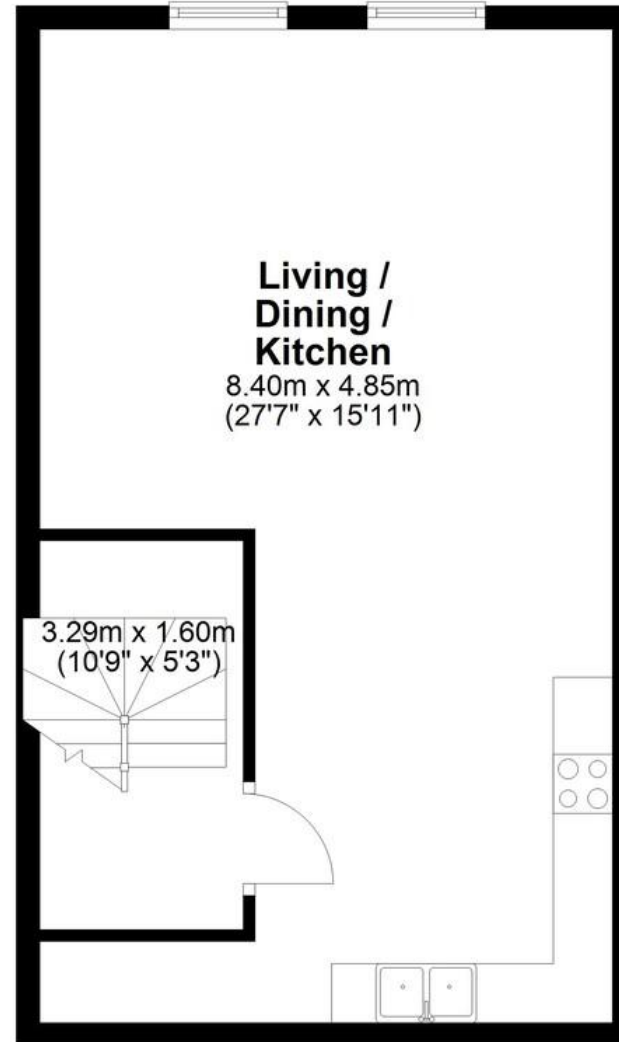
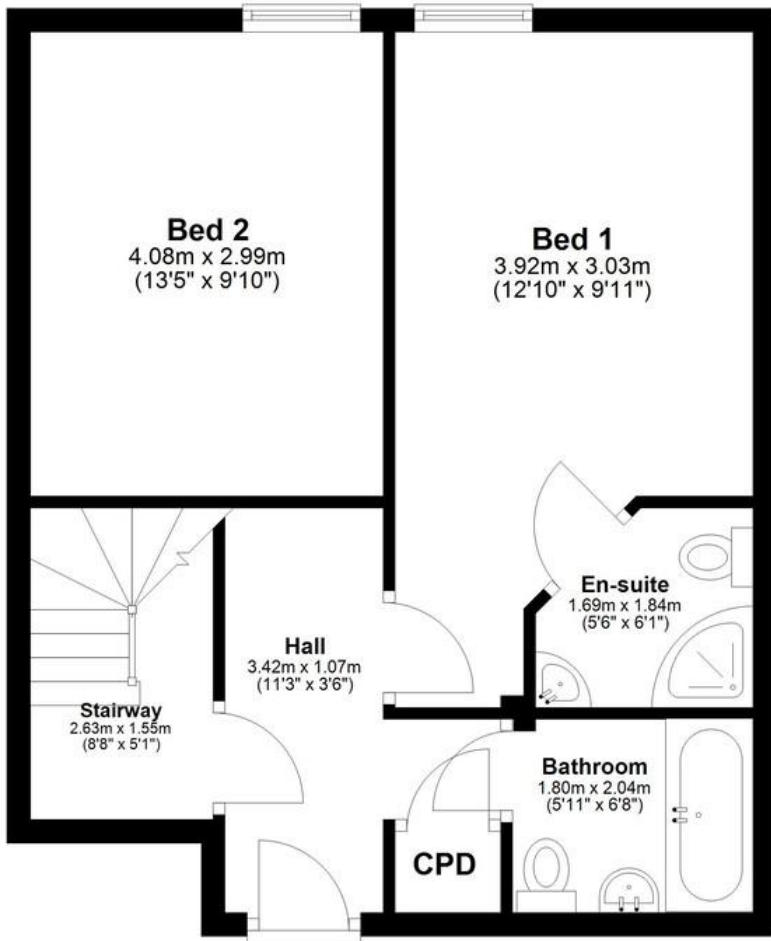




# DWELL

## First Floor

## Ground Floor



**TOTAL FLOOR AREA** 912 sq ft / 85 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 (981 Years)

## SERVICE CHARGE (PA)

£1,500

## GROUND RENT (PA)

£250

## EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	76 C	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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