



Excellent first floor apartment with parking

108 Saddlery Way, Chester, CH1 4LW

Leasehold



- Hall • Open plan living area comprising kitchen, dining area and sitting room • Principal bedroom with en suite shower room • Second bedroom • Family bathroom • Secure undercroft gated parking space •

Location

108 Saddlery Way is situated a short distance from the city centre. All the amenities that the city has to offer including excellent shops and fine dining are within walking distance.

The Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants and cultural activities.

Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast.

There is a direct and regular rail service to London Euston (about 2 hours).

Chester is the home of one of the oldest racecourses in the country and it provides an extensive programme of horse racing and other events including polo.

Grosvenor Park, during the summer months, hosts a programme of open air theatre and outdoor cinema.

The Property

108 Saddlery Way is a first floor apartment which forms part of a development constructed by Elan Homes in 2012.

The apartment has a superb open plan living area comprising the kitchen, dining area and sitting room. It is very light and airy and has French doors opening on to a Juliet balcony.

The kitchen has a range of fitted units and integrated appliances to include a dishwasher, fridge freezer, washer dryer and an electric oven and hob.

The principal bedroom has large, fitted wardrobes and an en suite shower room. There is a second bedroom and an attractive family bathroom.

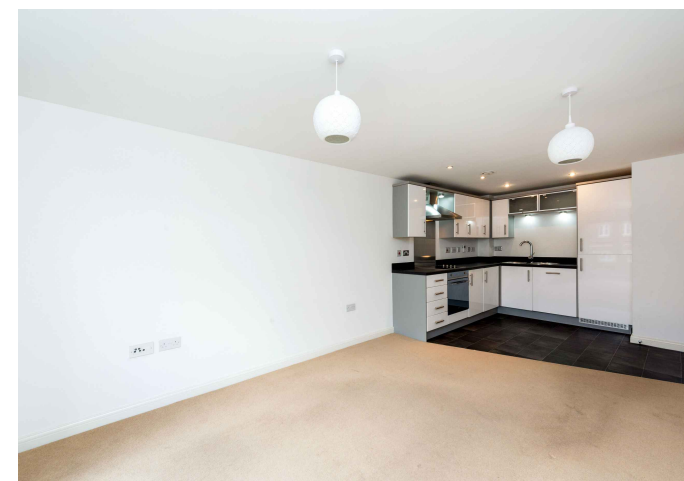
The apartment has one secure undercroft gated parking space.

Tenure

Leasehold.

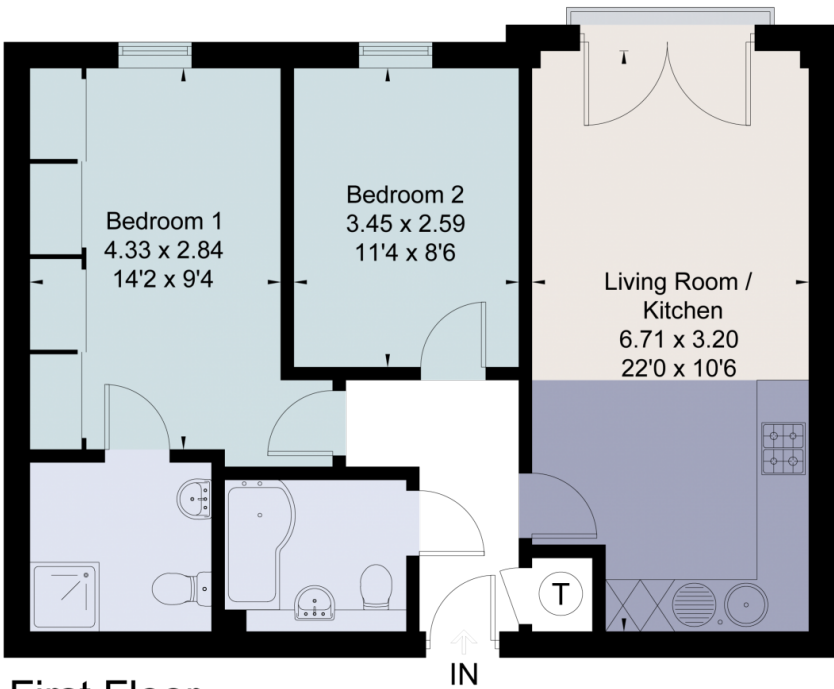
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.



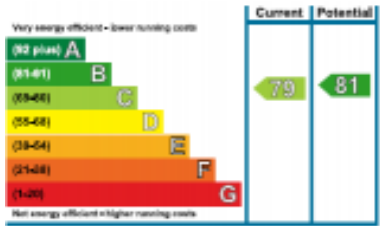


Approximate Area = 59.8 sq m / 644 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
© Fourwalls



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 259790



For identification only. Not to scale. © DATESTAMP

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

