

DRAFT DETAILS

Constables

SALES & LETTINGS



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C

41 Saddlery Way Chester CH1

£1,500 Per Month Per Month



- Duplex Apartment
- Fully Furnished
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen-Living Space
- Juliet Balconies
- Allocated Parking Space
- Superb Location with in easy reach of the City centre.
- Available April

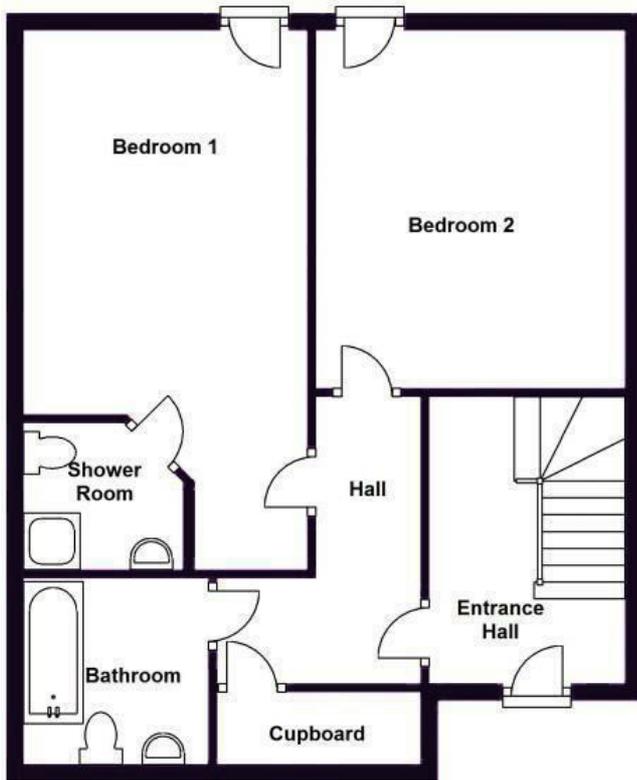
A superbly appointed duplex apartment set within this purpose built development and located close to the City's famous racecourse, the River Dee and all other city amenities.

The accommodation is arranged over two floors (third and fourth floors) with a river view at the front. The property is fully furnished to a high specification with quality fittings and fixtures and a contemporary finish throughout. There is an allocated parking space with the apartment and there is a lift in the building. Broadband is also included in the rent.

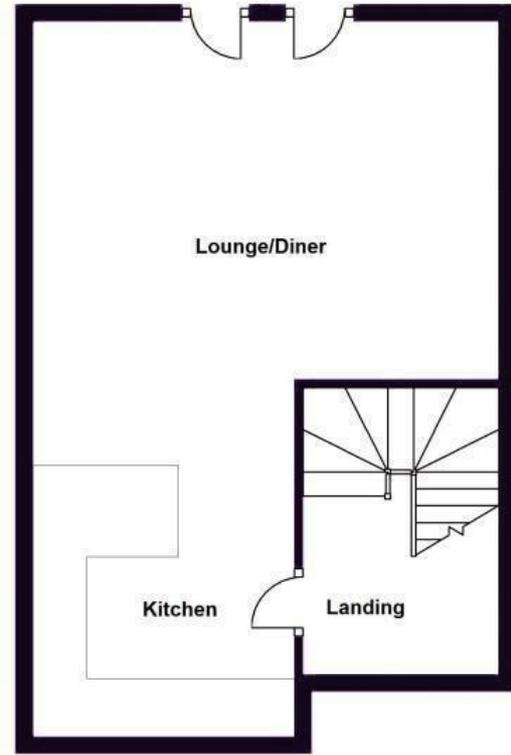
The entrance hallway has a storage cupboard housing the water cylinder, stairs to the upper floor and has access to the bedrooms and bathroom. The bedrooms are both double rooms with doors opening out to Juliet balconies. The master bedroom has an en-suite shower room and there is a stylish main bathroom. The main living accommodation occupies the upper floor which is an open plan space incorporating the kitchen, dining area and lounge. The kitchen has fully integrated appliances and the lounge has two doors onto Juliet balconies which overlook the River Dee.

This impressive apartment is available for occupation in April and early viewing is recommended.

3rd Floor Level



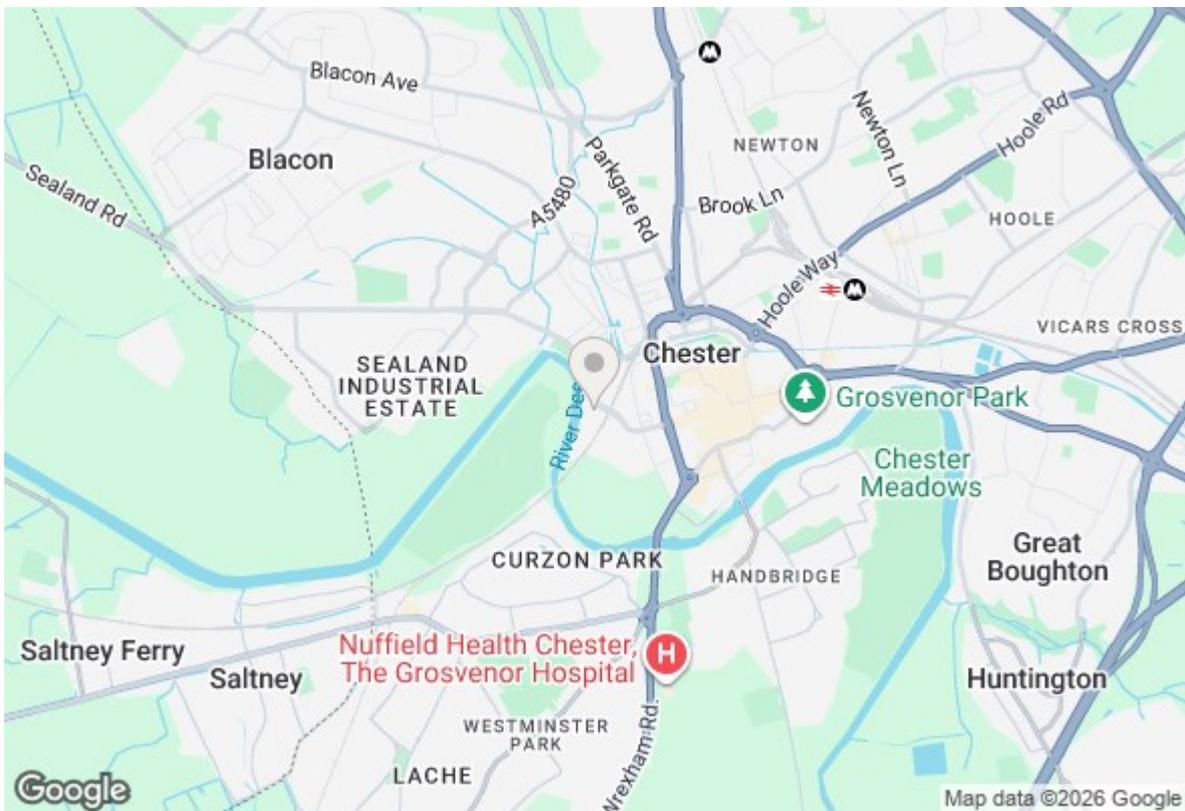
4th Floor Level



For illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Hallway

Inner Hallway

Bedroom One

21'3" reducing to 15'3" x 9'6"

En-Suite Shower Room

Bedroom Two

9'6" x 13'1"

Bathroom

6'7" x 5'10"

Landing

Living/Dining/Kitchen

27'5" x 12'0" extending to 15'10"



