



For Sale

£110,000



- 40% Shared Ownership Home
- Popular Development
- Two Bedrooms
- Convenient Location
- Passes available for parking

- Open Plan Lounge/Fitted Kitchen
- Fitted Bathroom
- Idea First Time Buyer Property
- NO CHAIN INVOLVED
- FIRST TO VIEW WILL BUY

The Quarter
Egerton Street, Chester, CH1 3NR

Property Description

ATTENTION FIRST TIME BUYERS - An ideal opportunity to acquire this 40% shared ownership third floor two double bedroom deceptively spacious apartment offering the full benefits of electric heating, fitted kitchen with a selection of eye level and base fitted units, generous sized reception area with juliet balcony, double glazing, fitted bathroom suite with mixer shower, **FIRST TO VIEW WILL BUY, NO ONWARD CHAIN INVOLVED.**

Location

The Quarter is a modern and popular secure development offering a convenient and popular location to live. The property is within easy reach of the historical City of Chester, close to the railway station, Hoole Village, selection of shops positioned along brook street, good accessibility to the motorway networks.

IMPORTANT INFORMATION

40% Shared Ownership
Rent £498.97 per month
Ground Rent/Service Charge £146.20 per month
125 years lease from 19/08/2003

My Client informs me there is no parking space but there are 2 car parking spaces available out of the 8 leaseholder places but you would need to speak to Sanctuary housing that issue passes approximately £50 per month.

Communal Entrance Hall

Entrance via door with touch pad for access leading into the communal hallway with access to the staircase and lift which can gain access to the apartment on the third floor.

Entrance Hall

Timber entrance door, walk in large storage cupboard housing electric hot water system, lighting.

Lounge/kitchen: 21.75' x 11.75' (6.63m x 3.58m)

Open plan spacious reception/kitchen area comprising of electric wall heater, double glazed doors which lead to juliet balcony, tv aerial point, kitchen comprising of a range of eye level and base modern fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit, electric oven and hob with extractor hood and splashback, plumbing for washing machine, space for fridge freezer.

Bedroom 1 : 14.67' x 8.58' (4.47m x 2.62m)

Measured maximum into width and length, double glazed window, electric wall heater.

Bedroom 2: 10.40' x 6.89' (3.17m x 2.10m)

Double glazed window, electric wall heater.

Bathroom: 7.71' x 6.76' (2.35m x 2.06m)

Fitted bathroom suite comprising of panelled bath with mixer shower and shower screen, wash hand basin with lever tap, low level w.c, part tiled to walls, extractor fan, electric towel rail.

Externally

The development is very secure with pedestrian gates and vehicular access gates with allocated parking space for the apartment. Also, there are steps leading to a communal terrace area ideal for them summer evenings and chill out time.

Thinking of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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