



For Sale Offers in excess of £130,000



- Ground Floor Apartment
- Two Bedrooms
- Central Convenient Location
- Fitted Kitchen
- Close to Chester Train Station

- Fitted Bathroom Suite
- Secure Development
- Ideal First Time Buyer Purchase
- Buy to Let Opportunity
- PRICED TO SELL QUICKLY

The Quarter
Egerton Street, Chester, CH1 3NR

Property Description

An excellent opportunity for a first-time buyer or buy to let landlord to acquire this two-bedroom ground floor apartment which offers well-presented and well planned living accommodation. The home offers the full benefits of electric heating, fitted kitchen with built in oven and hob, reception room with double opening double glazed doors, fitted bathroom suite, large walk in storage cupboard. In the agents opinion the property has been priced realistically for a quick sale so an early inspection is strongly recommended.

Location

Occupying a convenient and central location being very close to the historical City of Chester which hosts a good selection of bars, restaurants and shops. Also the property is a stone's throw away from shops located on Brook street which offers a selection of shops and public houses and the main Chester railway station is within close proximity.

Lease Information

The vendor has informed us there is 999 years left on the lease from the year 2003, he has informed us the service charge is £123.25 per month which includes the building insurance, Ground Rent to be confirmed.



Communal Entrance Hall

There is a secure pedestrian access into the development with a touch pad to enter the main communal hallway.

Entrance Hall

Entrance door leading into reception hallway with laminated wood effect flooring, spot lights, walk in large storage cupboard housing hot water cylinder, telephone intercom system.

Lounge/kitchen Area : 21.62' x 11.68' (6.59m x 3.56m)

Generous sized reception/kitchen area comprising of fitted modern style kitchen with a selection of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with mixer tap, built in oven and hob with extractor hood and splashback, plumbing for washing machine vinyl floor covering. The lounge area offers laminated wood effect flooring with double opening double glazed doors, electric wall heater

Bedroom 1 : 14.76' x 9.97' (4.50m x 3.04m)

Room is not square and is measured maximum into width. Double glazed window to the rear elevation, electric wall heater laminated wood effect flooring.

Bedroom 2 : 10.47' x 6.89' (3.19m x 2.10m)

Double glazed window to the rear elevation, laminated wood effect flooring, electric wall heater.

Bathroom

White fitted bathroom suite comprising of panelled bath with mixer shower, wash hand basin with tiled splashback, low level w.c, part tiled to walls, towel rail, extractor fan.

Externally

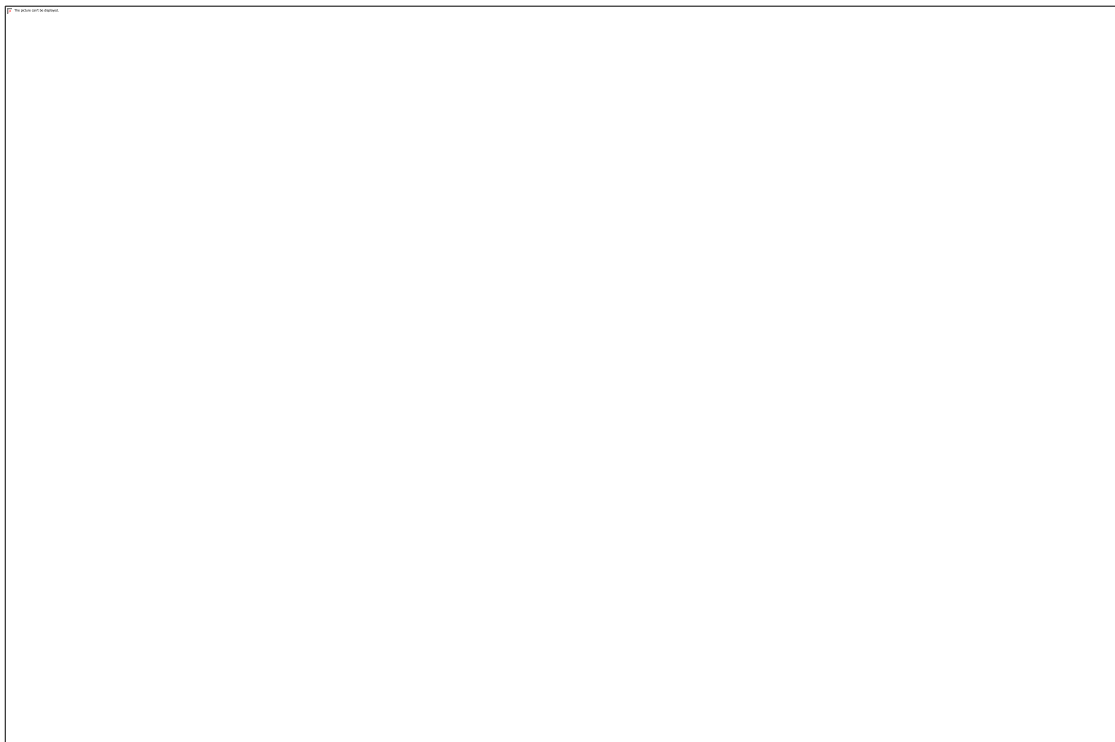
There is no allocated parking to the property but the client has informed us that a permit can be requested from the local council which he has informed us is approximately £60 a year for particular parking zones close by. The development is secure and gated and offers communal seating areas.

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Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 |
| 69-80 | C | | |
| 55-68 | D | 67 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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