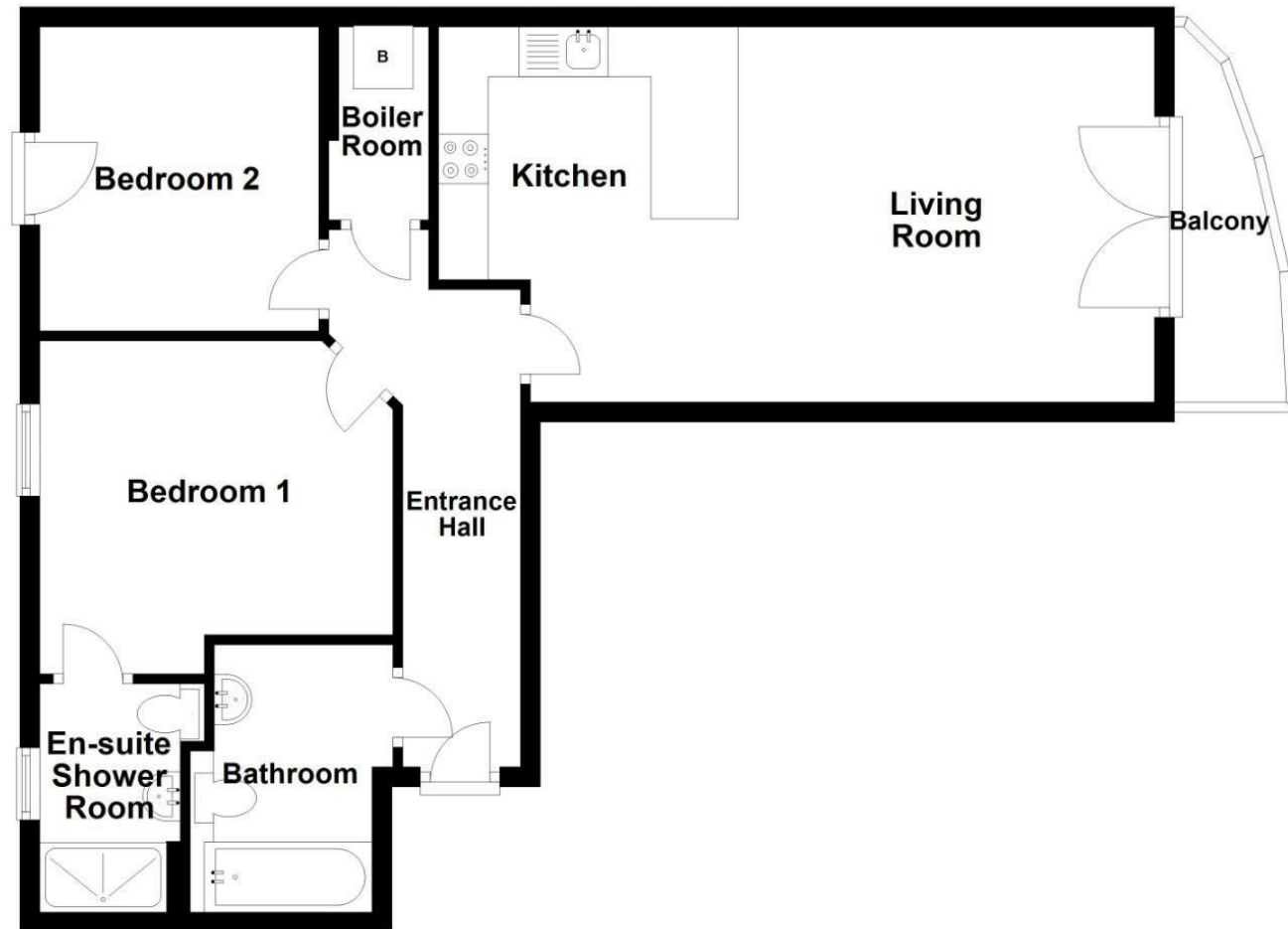
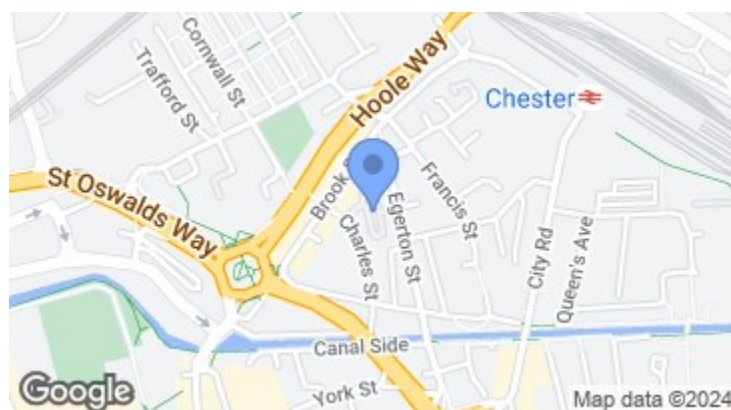


First Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	79
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
76	76
England & Wales	EU Directive 2002/91/EC



Apt 5 The Quarter

Egerton Street, Chester, CH1 3NB

£160,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



*** INVESTMENT PROPERTY CURRENTLY LET AT £875 PCM ***

* FIRST FLOOR APARTMENT * ALLOCATED PARKING SPACE * CLOSE TO CHESTER RAILWAY STATION & CITY CENTRE. A two bedroom first floor apartment forming part of a modern development constructed by Morris Homes within close proximity of the City centre and the Chester Railway Station. The accommodation briefly comprises: entrance hall with walk-in cupboard housing the hot water boiler, open-plan living room/kitchen with double opening doors leading out onto a balcony, bedroom one with French door and 'Juliette' style balcony and en-suite shower room, bedroom two and bathroom. The property benefits from electric heating and UPVC double glazing. Externally there is an allocated parking space within the gated courtyard of the development and a raised communal seating area.

LOCATION



There is a good range of shops in the immediate vicinity for everyday needs, and the property is situated close to the City centre, with its wide variety of shops and restaurants, pubs and clubs. The railway station is also within walking distance and easy access is available to the motorways and A55 North Wales expressway.

THE ACCOMMODATION COMPRISES:

COMMUNAL HALL

Communal entrance door with intercom entry system, staircase and lift access to the upper floors.

First Floor: Door with security peephole to the apartment.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, telephone intercom entry system, and laminate wood strip flooring. Doors to kitchen/living room, bedroom one, bedroom two, bathroom and boiler cupboard.

KITCHEN/LIVING ROOM

7.24m max x 3.73m (23'9" max x 12'3")
Open-plan kitchen/living room.

KITCHEN



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops and stainless steel upstands.

Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric hob with stainless steel splashback, extractor above, and built-in electric fan assisted oven and grill. Integrated Hoover washing machine, space for slimline dishwasher and space for fridge. Ceiling light point, mains connected heat alarm, ceiling extractor, under-cupboard spotlighting, and laminate wood strip flooring.

LIVING AREA



Ceiling light point, laminate wood strip flooring, wall mounted electric heater, and double glazed double opening doors to the balcony.

BALCONY



Contemporary metal balustrade and stainless steel handrail, timber decked floor and outside light.

BEDROOM ONE

2.92m extending to 3.10m x 3.56m (9'7" extending to 10'2" x 11'8")



UPVC double glazed window, wall mounted

electric heater, TV aerial point, ceiling light point, and laminate wood strip flooring. Door to en-suite shower room.

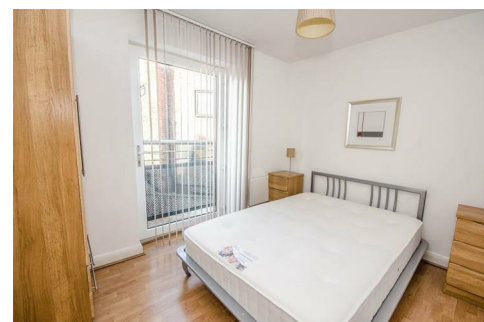
EN-SUITE SHOWER ROOM



White suite comprising: tiled shower enclosure with wall mounted mixer tap, glazed shower screen and glazed door; pedestal wash hand basin with mixer tap; and low level WC with concealed dual-flush cistern. Part-tiled walls, tiled floor, ceiling light point, extractor, fitted wall mirror, electric ladder style towel radiator, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.15m x 2.72m (10'4" x 8'11")



UPVC double glazed door with Juliet style balcony, wall mounted electric heater, ceiling light point, and laminate wood strip flooring.

BATHROOM

2.72m x 1.88m max (8'11" x 6'2" max)



White suite with chrome style fittings comprising:

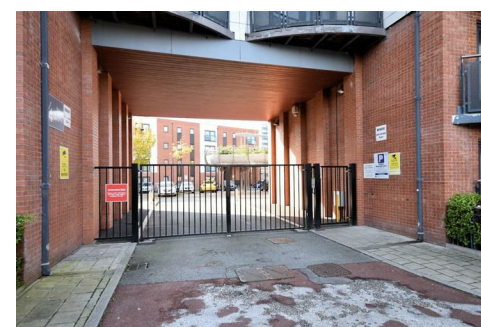
panelled bath with mixer tap and wall mounted mixer shower over with shower curtain and rail; low level WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap. Wall tiling to bath and shower area, tiled floor, ceiling light point, extractor, fitted wall mirror, and electric ladder style towel radiator.

BOILER CUPBOARD

1.80m x 1.07m narrowing to 0.97m (5'11" x 3'6" narrowing to 3'2")

Walk-in boiler cupboard with hanging for cloaks, electrical consumer board, laminate wood strip flooring, fluorescent strip light, and a Pulsacoil Gledhill electric off-peak mains pressure system.

GATED ENTRANCE



OUTSIDE



The property forms part of a courtyard style development with a raised futuristic communal landscaped garden and seating area. External letter boxes, communal bin store and cycle store. Allocated parking space number PW.



ALLOCATED PARKING SPACE



Allocated parking space PW.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout and proceed straight across, passing the Northgate Arena leisure centre on the left hand side. At the next roundabout take the first exit along Hoole Way and at the traffic lights turn right and then right again into Francis Street. Then turn immediately right into Egerton Street and the entrance gates to the development will be found after a short distance on the right hand side.

TENURE

* We understand that the tenure is leasehold for 999 years from 1st January 2004.
* Service charge for the period starting on 1 Jan 2024 to 31 Dec 2024 approximately £140 per month, payable to Paramount Estate Management.
* Ground rent: £150 per annum (2024).
* The parking space is PW
* The property is managed by Paramount Block Estate Management email: admin@pbem.co.uk

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains electricity, water and drainage are connected.
* The property is currently let at £875 per calendar month.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW