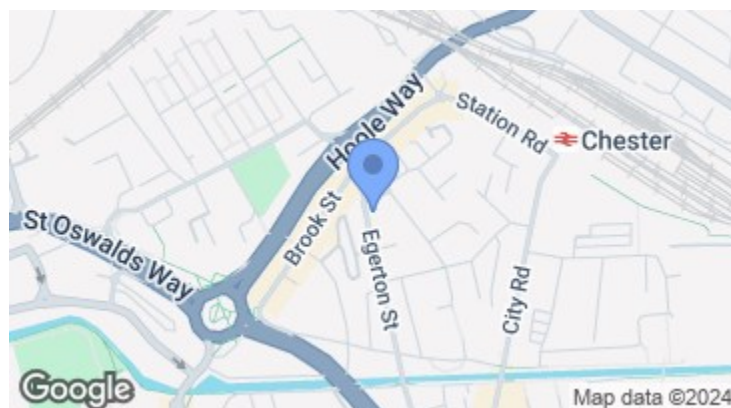


Total area: approx. 59.9 sq. metres (644.8 sq. feet)



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			
England & Wales		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		74	73
EU Directive 2002/91/EC			

## Apt 3 The Quarter Egerton Street

Chester,  
CH1 3NB

£145,000

**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 Estate Agents Ltd.



\*\*\* INVESTMENT PROPERTY CURRENTLY LET AT £750 PCM \*\*\*

\* GROUND FLOOR APARTMENT \* ALLOCATED PARKING SPACE \* CLOSE TO RAILWAY STATION & CITY CENTRE. A two bedroom ground 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, open-plan living room/kitchen and double opening doors with 'Juliette' style balcony, bedroom one with 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:**

**GROUND FLOOR COMMUNAL HALL**

Communal entrance door with intercom entry system. Door with security peephole to the apartment.

**ENTRANCE HALL**

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

**BOILER ROOM**

2.06m x 0.76m (6'9" x 2'6")

Pulsacoil Gledhill Electric Off Peak mains pressure system for the hot water, wall mounted hot water controls, electrical consumer board, and laminate wood strip flooring.

**LIVING ROOM/KITCHEN**

7.42m max x 3.25m narrowing to 2.64m (24'4" max x 10'8" narrowing to 8'8")

Open-plan room incorporating fitted kitchen and living room with laminate wood strip flooring.

**KITCHEN**



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and breakfast bar area and stainless steel upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring electric hob with stainless steel splash-back, Neff extractor above, and built-in Neff fan assisted oven and grill. Integrated washing machine, space for fridge, under-cupboard spotlights, built-in wine rack, mains connected heat alarm, ceiling extractor, and ceiling light point.

**LIVING AREA**



Television, satellite, telephone and radio point, ceiling light point, and UPVC double glazed French doors with Juliet style balcony.

**BEDROOM ONE**

5.08m x 2.64m plus door recess (16'8" x 8'8" plus door recess)



UPVC double glazed window, wall mounted

electric heater, two ceiling light points, and laminate wood strip flooring. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.26m x 1.27m (7'5" x 4'2")



White suite comprising: tiled shower enclosure with wall mounted mixer tap and glazed door; wall hung wash hand basin with mixer tap; and low level dual-flush WC with concealed cistern. Tiled floor, part-tiled walls, ceiling light point, extractor, fitted wall mirror, ladder style towel radiator, and electric radiator.

**BEDROOM TWO**

3.91m x 2.06m (12'10" x 6'9")



UPVC double glazed window, ceiling light point, telephone point, laminate wood strip flooring, and wall mounted electric heater.

**BATHROOM**

2.29m x 1.70m (7'6" x 5'7")



White suite with chrome style fittings comprising:

panelled bath with mixer tap; low level dual-flush WC with concealed cistern; and wall mounted wash hand basin with mixer tap. Part-tiled walls, tiled floor, electric ladder style radiator, ceiling light point, extractor, and fitted wall mirror.

**THE QUARTER**

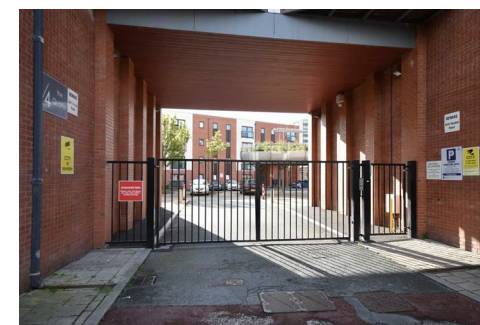


**OUTSIDE**



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 PY.

**GATED ENTRANCE**



**ALLOCATED PARKING SPACE**



Allocated parking space number PY.

**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 £1,689.87, payable to Paramount Block & Estate Management.  
 \* Ground rent: £150 per annum (2024).  
 \* The parking space is PY  
 \* The property is managed by Paramount Block & Estate Management email: admin@pbem.co.uk  
 \* We understand that the tenure is leasehold for 999 years from 1st January 2004.

**COUNCIL TAX**

\* Council Tax Band C - Cheshire West and Chester.

**AGENTS NOTES**

\* Services - we understand that mains electricity, water and drainage are connected.  
 \* The property is currently let at £750 per calendar month furnished.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**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