



## 28 Duchess Place

Chester, CH2 2JL

O.I.R.O £160,000



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## Property Description

Reid & Roberts Estate and Letting agents are delighted to welcome to the market this Two Bedroom Apartment on the edge of Chester city centre. Duchess Place is an attractive development within walking distance of the city centre and the Northgate Arena Leisure Centre. The accommodation is surprisingly spacious and well-maintained throughout. This property is offered with the attractive benefit of No Onward Chain, making it ideal for both First Time Buyers and Investors. Early viewing is highly recommended.

The property briefly comprises: Large Entrance Hall with a built in storage, Lounge, Kitchen/Dining Area, Two Bedrooms, and Family Bathroom. It also benefits double glazing throughout. Externally the property benefits from designated parking for one vehicle.

The location is conveniently close to Chester City Centre, renowned for its excellent shopping and leisure facilities. Nearby, you'll find the Northgate Arena Leisure Centre and the University of Chester. The property offers easy access to neighboring areas via the ring road, which connects to the M53 motorway network and the A55 North Wales Trunk Road. Chester's main railway station is approximately a ten-minute walk away, and the nearby Bache station provides a convenient rail link to Liverpool.

## Hallway

11'10" x 4'6" (3.62m x 1.39m)

A welcoming entrance hallway with storage cupboard housing the fuse box and shelving, a further cupboard housing the boiler, intercom system, electric storage heater and coved ceiling.

White panelled doors lead into all accommodation.

## Lounge

15'2" x 11'5" (4.63m x 3.50m)

Upvc double glazed windows to the front elevation, tv and aerial socket and electric storage heater.

## Kitchen

11'3" x 9'5" (3.43m x 2.89m )

Housing a range of wall and base units with wood effect work surfaces over, 1 1/2 stainless steel sink unit, void and plumbing for washing machine, electric oven with four ring electric hob over. Integrated fridge/freezer, splash back tiling, wood effect laminate flooring, storage heater and upvc double glazed window to the front elevation.

## Bedroom One

11'8" x 10'3" (3.57m x 3.13m)

With upvc double glazed window to the rear elevation, electric storage heater and ceiling light point.

## Bedroom Two

10'11" x 8'0" (3.35m x 2.44m )

With upvc double glazed window to the rear elevation, electric storage heater and ceiling light point.

## Bathroom

6'7" x 5'10" (2.02m x 1.80m)

Fitted with a three piece suite comprising; paneled bath with overhead adjustable shower head, pedestal sink and low flush w.c. Heated towel rail, wood effect laminate flooring, partial wall tiling and extractor fan.

## Outside

Allocated Parking for one vehicle and visitor parking space.

Council Tax Band - B

EPC - TBC

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

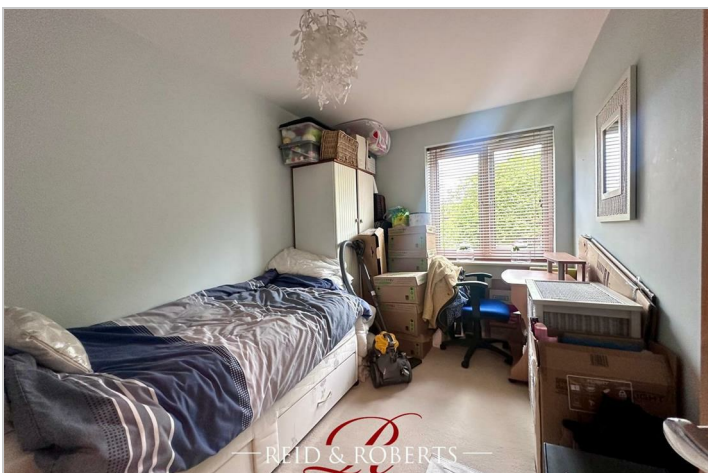
SATURDAY 9.00am - 4.00pm

### Services

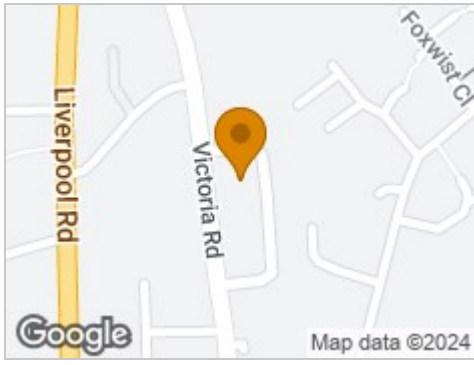
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



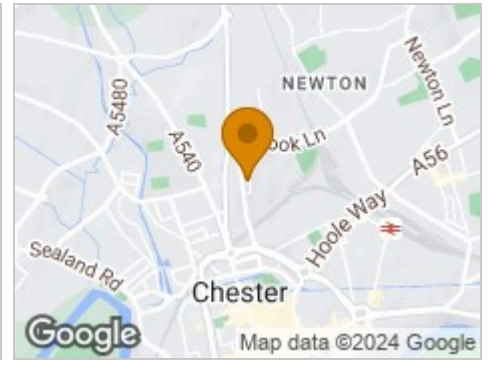
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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