

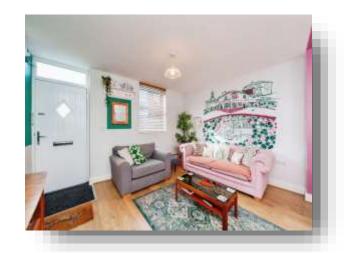
**Church Street, Chester CH1 3JD** 



## welcome to

# **Church Street, Chester**

\*\*NO CHAIN \*\* SHARE OF FREEHOLD \*\* NO GROUND RENT \*\* LOW SERVICE CHARGE\*\* This tastefully decorated ground floor flat is located a short walk from Chester city centre and the train station and benefits from resident permit parking - perfect for an investor or a first-time buyer!













#### Lounge/Kitchen/Dining Room

19' 1" x 13' 5" ( 5.82m x 4.09m )

The front door opens into a large modernised open plan living space with a window with fitted blinds to the front elevation, laminate flooring and space for a dining table and chairs. The kitchen area has a range of fitted wall, base and drawer units with complementary work surfaces, stainless steel 1.5 bowl sink and drainer with mixer tap, inset halogen hob with oven under and fan unit over, breakfast bar, ceiling spotlights, decorative part-tiled walls, and a door leading through to the bedroom.

#### **Bedroom**

10' 11" x 9' 11" ( 3.33m x 3.02m )

A tastefully decorated double bedroom with two windows to the side elevation, electric wall-mounted heater and carpet flooring.

#### **Shower Room**

The shower room has a modern and neutral decor and comprises a fully tiled electric shower enclosure with glass doors, low level dual flush WC, pedestal wash basin with tiled splashback, chrome ladderstyle radiator/towel rail, laminate flooring and two frosted windows to the side elevation.

#### **Outside**

The property benefits from resident permit parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and crientation are approximate. No liability is taken for any entry error, comission or misstatement. A party must rely upon its own inspection(iii). Powered by www.focaligner.com





### welcome to

## **Church Street, Chester**

- \*\*\*NO CHAIN\*\*\*
- Stunning Open Plan Living Space
- Ideal for First-Time Buyer or Investor
- Modern Interior
- Resident Permit Parking
- SHARE OF FREEHOLD
- NO GROUND RENT LOW SERVICE CHARGE

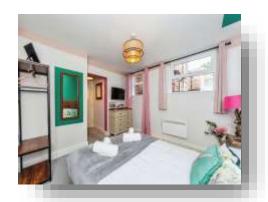
Tenure: Leasehold EPC Rating: D Council Tax Band: A This is a Leasehold property with details as follows:

Term of Lease: 999 years from 18 Mar 2022.

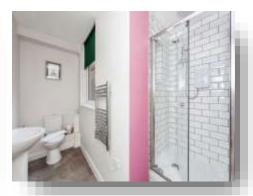
Should you require further information please contact the branch.

Please Note: additional fees could be incurred for items such as Leasehold packs.

# £140,000







St Anne's Field Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118371



Property Ref: CHS118371 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



swetenhams

01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire, CH1 1RS



swetenhams.co.uk

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.