



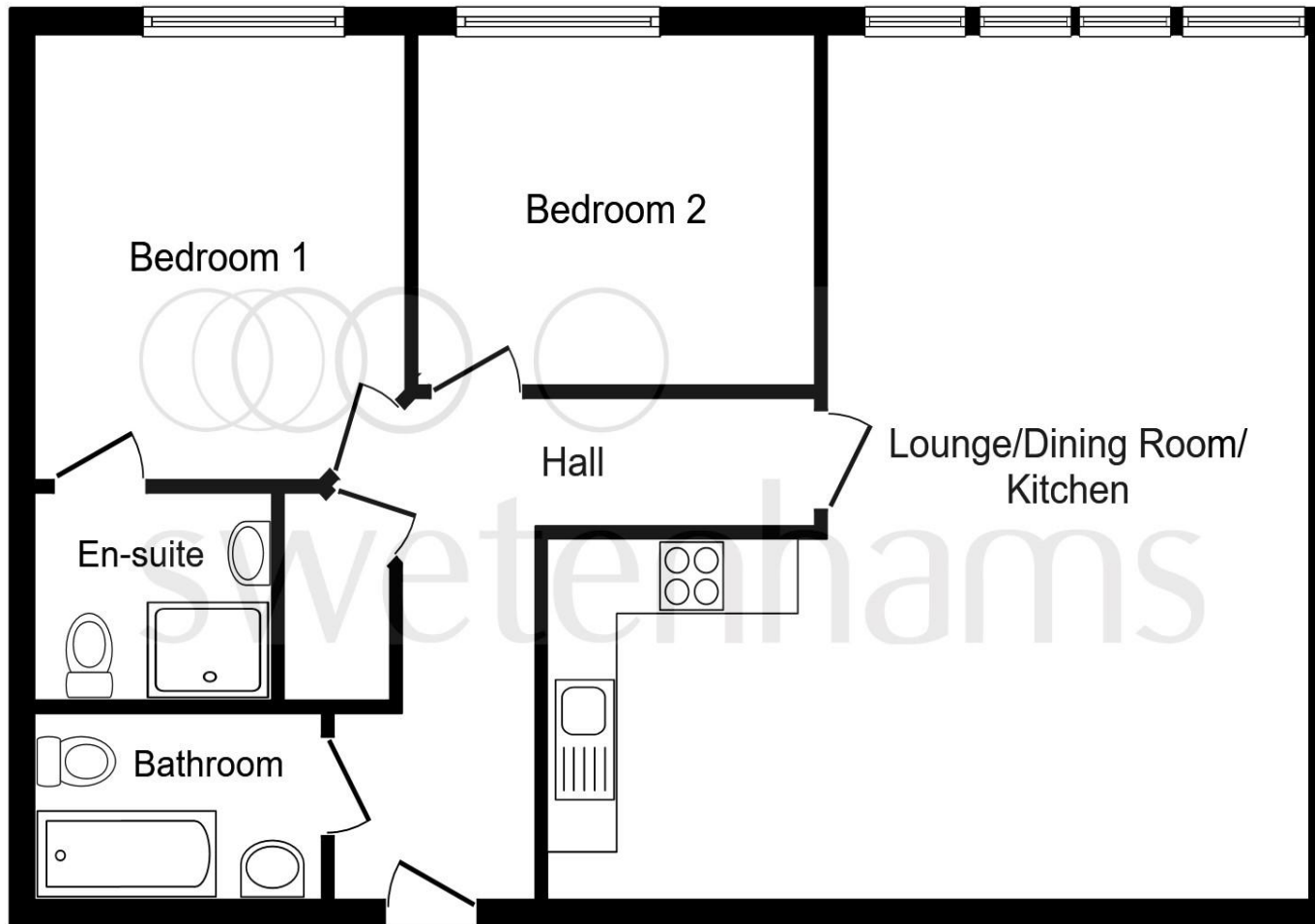
Gawer Court Gawer Park, Chester CH1 4EA

welcome to

Gawer Court Gawer Park, Chester

Stylish 2 Bedroom Top-Floor Apartment with Modern Amenities - the perfect blend of comfort and convenience, benefiting from an En-Suite to the Master Bedroom, and an allocated Parking Space, within easy reach of local amenities and transport links.





Entrance Hall

Lounge/Dining Room/Kitchen

22' 9" x 21' 6" into kitchen narrowing to (6.93m x 6.55m into kitchen narrowing to)

Bedroom 1

11' 9" x 10' 6" (3.58m x 3.20m)

En-Suite Shower Room

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Bathroom

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Gawer Court Gawer Park, Chester

- Stylish 2-Bedroom Top-Floor Apartment with Modern Amenities
- Bathroom plus an En-Suite
- Allocated Parking Space
- Within Easy Reach of Local Amenities and Transport Links
- Council Tax Band: D

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2389.68

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS119368



Property Ref:
CHS119368 - 0003

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 guidance 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.

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