

Town&Country

Estate & Letting Agents

Walls Avenue, Chester

£199,950



This stylish third-floor apartment near Chester Racecourse offers modern living with elevated views. The spacious L-shaped living/dining area features wood-effect flooring, recessed downlights, and large windows, leading to a corner balcony with wooden flooring and iron-and-wood balustrades. The sleek kitchen is well-equipped with ample worktop space and integrated appliances, while the reception hall includes a video intercom, loft access, and storage. The main bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom is bright and comfortable. A modern main bathroom, allocated parking, and a sought-after location make this apartment an excellent choice for professionals or investors.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

This stylish third-floor apartment, located near Chester Racecourse, offers modern living with elevated views. The spacious L-shaped living/dining area features wood-effect laminate flooring, recessed downlights, and large windows that flood the space with natural light. A glazed door opens onto a corner balcony with wooden flooring and iron-and-wood balustrades, providing a perfect spot to enjoy the views. The modern kitchen is well-equipped with sleek wall and base units, ample worktop space, and integrated appliances, including an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine. A wall-mounted gas combination boiler is neatly housed within a cupboard. The reception hall includes a video intercom, loft access, and a built-in storage cupboard.

The apartment comprises two well-proportioned bedrooms, with the main bedroom benefitting from fitted wardrobes, recessed lighting, and an en-suite shower room featuring a thermostatic shower, heated towel rail, and stylish tiling. The second bedroom is bright and comfortable, while the main bathroom is fitted with a modern white suite, including a panel bath with a thermostatic shower, a hidden cistern WC, and a heated towel rail. Externally, the property includes an allocated parking space in the rear car park, offering added convenience. Ideal for professionals or investors, this well-appointed apartment combines style and practicality in a sought-after location.



LOCATION

The development is located just outside the city walls near to the famous racecourse and the River Dee where pleasant walks can be enjoyed. Situated within easy walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste.

Leisure facilities are also close by including the Northgate Arena and Total Fitness. A Tesco supermarket is also within comfortable walking distance of the property. Hopkinson Court is well placed for easy commuting to all surrounding areas. The Chester Business Park is within a short drive together with the A55 Expressway which links into the motorway network.

DIRECTIONS

Proceed out of the City centre along Grosvenor Street to the roundabout, taking the exit to Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street. Continue under the bridge and past the Racecourse into New Crane Street. At the traffic lights turn right into Walls Avenue and Hopkinson Court will be found on the right hand side.

VESTIBULE

The main entrance opens to a vestibule with wood effect laminate flooring, recessed downlights and an internal door opening to the reception hall.

RECEPTION HALL

9'5 x 6'3

With a continuation of the woodgrain effect laminate flooring, the reception hall features a wall mounted video intercom, a radiator, access to the loft space, a built in cupboard with light and doors off opening to the open plan living space, the bathroom and both bedrooms, the larger of which has Ensuite facilities.



LIVING ROOM/DINING ROOM

19'5 x 14'8

An L-shaped living/dining room with wood grain effect laminate flooring, three radiators, recessed downlights which are set within the ceiling, a window to the side elevation, a full length window to the front elevation and a glazed door which opens to the balcony.



BALCONY

A quarter of the balcony offers elevated far reaching views, the balcony is enclosed with iron and wood railings and balustrades



KITCHEN

9'5 x 7'6

The kitchen is fitted with a range of modern wall base and drawer units with ample worksurface space which houses a stainless-steel single drain sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood along with a fridge/freezer, dishwasher and washing machine. The mounted gas combination boiler is housed in a cupboard. The flooring is ceramic tiled, a window faces the front elevation, and recessed downlights are set within the ceiling.



BEDROOM ONE

11'7 x 9'10

With a window facing the side elevation and a radiator below, fitted woodgrain wardrobes, recessed downlights set within the ceiling and an internal door opening to the shower room.



BEDROOM TWO

9'7 x 6'9

Having recessed downlights within the ceiling, a window to the side elevation and a radiator.



SHOWER ROOM

6'0 x 9'3

Installed with a three-piece white suite comprising a shower enclosure with a thermostatic shower, a hidden cistern low-level WC, a wash hand basin with mixer tap and tiled splashback, a ceramic tiled floor, heated towel rail, and opaque window facing the front elevation and set within the ceiling recessed downlights and an extractor fan.



BATHROOM

7'9 x 5'4

Installed with a modern white suite comprising a panelled bath with a thermostatic shower and protective screen above, a hidden cistern low-level WC along with a wash handbasin with mixer tap, the flooring is ceramic tiled, there is a heated towel rail and recessed downlights and extractor fan are set within the ceiling.



EXTERNALLY

The property comes with one allocated car parking space located in the car park to the rear of the apartment.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council Tax Band: C (£2,024.00)

Tenure: Leasehold

Ground rent: £50.00pa

Service charge: £1,200.00pa

Lease Term: 999 years from 23rd August 2002 (976 Years Remaining)

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

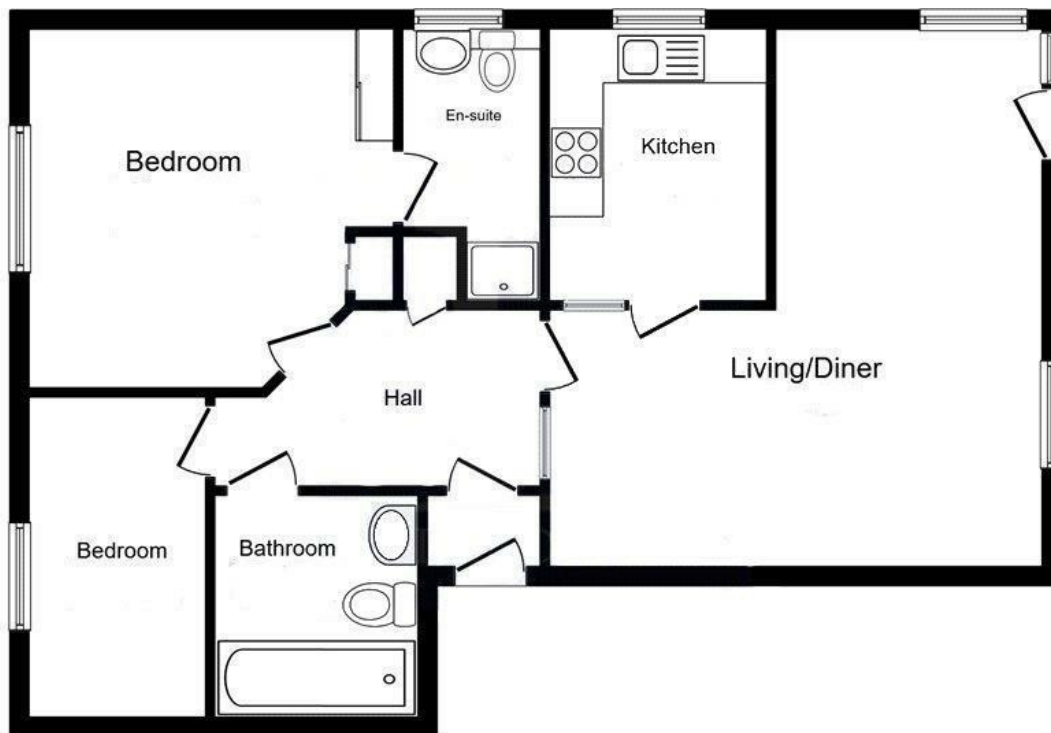
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.