

# Town & Country

Estate & Letting Agents

The Beeches, Chester

£239,950



Occupying a prime location within this highly desirable development of exclusive apartments, this light and spacious apartment is presented to the highest standard throughout. Benefiting from gas central heating and UPVC double glazing.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900





## LOCATION

The Courtyard is located off The Beeches in Upton. The apartment is situated in this popular residential location close to local amenities including shops, schools and recreational facilities together with an electrified rail link to Liverpool. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course together with the Northgate Arena. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

## DIRECTIONS

From the Grosvenor roundabout bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge, take the turning left into Newton Lane and proceed over the bridge into Plas Newton Lane. Follow the road, past the turnings for Wealstone Lane and St. James Avenue, and just before the T junction turn left into The Beeches. Continue into the development and The Courtyard will be found after some distance on the right hand side.

## ENTRANCE HALL

This charming property is accessed through a wood-grain effect front door, opening into a welcoming entrance hall with an inset doormat. The hall features a video intercom system, a built-in cupboard providing ample storage and housing the Worcester gas combination boiler, as well as a cloaks cupboard, partially shelved for additional storage. Wood-grain effect doors lead to both bedrooms, the bathroom, and the main living area.



## DINING AREA

12'0 x 7'2

This spacious dining area benefits from a radiator and an open archway that leads to the living room, as well as a natural light tube set in the ceiling, providing an abundance of natural light.



## LIVING ROOM

15'3 x 14'6

A generous living space with two Juliet balconies, each featuring UPVC double-glazed French doors and railings. The room includes two radiators and a charming fireplace with an electric fire, creating a warm and inviting atmosphere. A wood-grain effect internal door leads to the kitchen.



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## KITCHEN

9'9 x 8'5

The modern kitchen is fitted with a range of light wood-grain effect wall and base units, complemented by stainless steel handles. The work surface space accommodates a stainless steel one-and-a-half bowl sink with a mixer tap. Integrated appliances include a washing machine, dishwasher, fridge-freezer, and a stainless steel extractor hood positioned above a freestanding cooker. Additional features include a radiator and a window overlooking the side elevation.



## PRINCIPAL BEDROOM

11'2 x 10'6

This comfortable bedroom features two windows facing the rear elevation with a

radiator below. A wood-grain effect internal door leads to the ensuite shower room.



## ENSUITE SHOWER ROOM

5'2 x 6'7

The ensuite is fitted with a stylish three-piece suite in white, comprising an oversized shower enclosure with a thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The room is partially tiled and features a heated towel rail, recessed downlights, and an extractor fan set within the ceiling.



## BEDROOM TWO

11'0 x 7'4

This well-sized second bedroom features a window to the rear elevation and a radiator.



## BATHROOM

6'4 x 6'2

The modern family bathroom is equipped with a three-piece suite in white, including a panelled bath with mixer tap and shower extension, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and the room includes a heated towel rail, recessed downlights, an extractor fan, and a natural light tube.



## EXTERNALLY

The property benefits from an allocated parking space (No. 15) within a secure, gated car park. Visitors' parking spaces are also available.

## SERVICES TO PROPERTY

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

Tenure: Leasehold

Council Tax: Band D

## 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

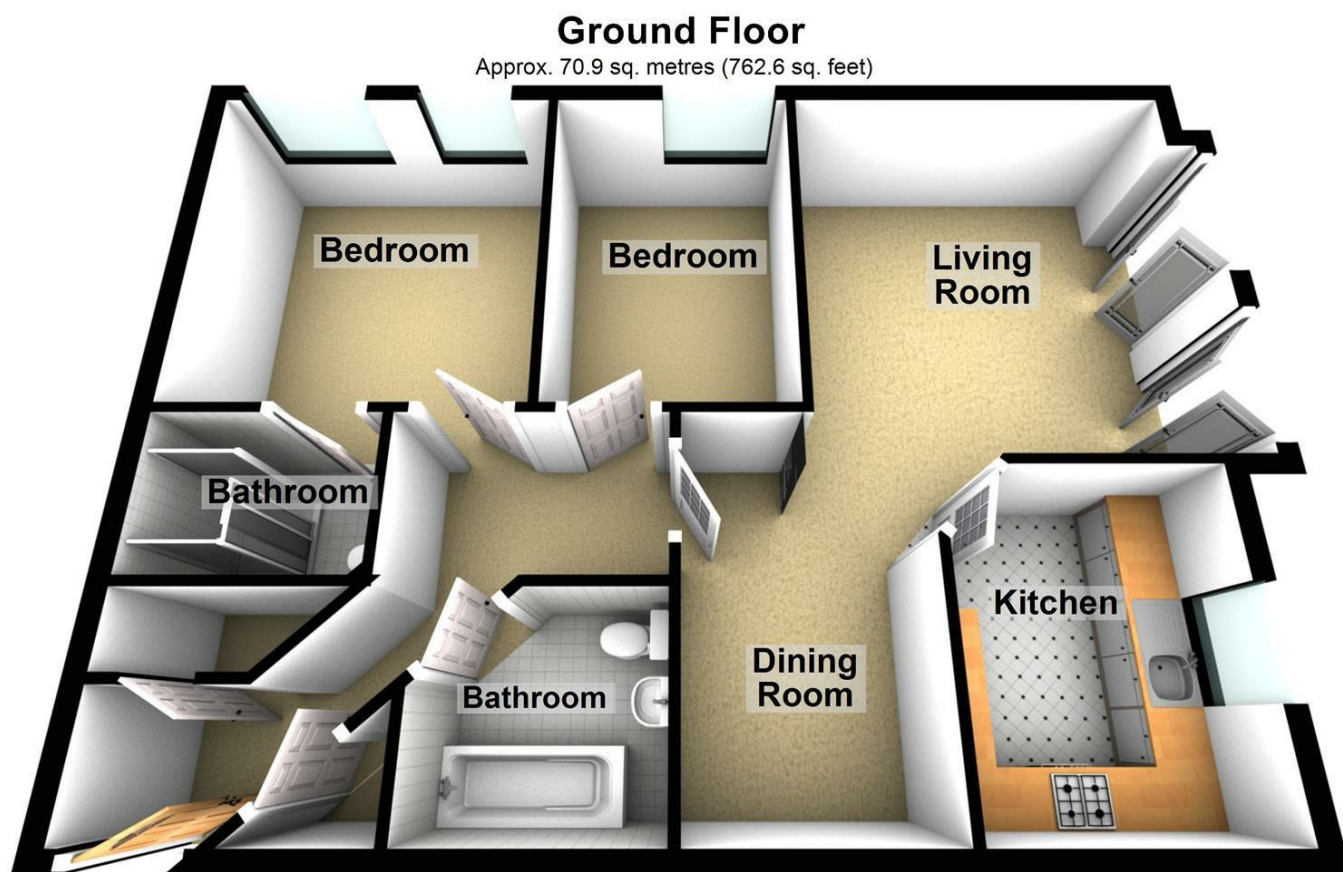
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.





Total area: approx. 70.9 sq. metres (762.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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.