

Egerton Street, Chester, CH1 3NH

Looking for an Investment in Chester ? Try this modern two bedroom ground floor apartment close to the centre which is currently providing an income of 775.00 pcm from a periodic Assured Shorthold Tenancy. This modern apartment comprises Communal entrance, hallway, Lounge open to Fitted Kitchen, Master Bedroom with En suite shower room plus main bathroom. Allocated parking space and communal areas. Double glazed and electric heating

Investment Property currently on Periodic AST

Fitted kitchen

Allocated car parking space

EPC GRADE C

Two bedroom ground floor apartment

Main Bathroom and En suite shower room

Current rent £775 pcm

£140,000

Crown Building, 121a Saughall Road, Chester CH1 5ET 01244 380 380 www.pdaestateagents.com
enquiries@pdaestateagents.com

Communal Entrance Hall

Intercom entry system

Entrance Hall

Store cupboard

Lounge 17' 0" x 10' 11" (5.17m x 3.32m)

French doors to front , electric heater open to

Fitted Kitchen 7' 9" x 8' 7" (2.36m x 2.61m)

Bowl and a half single drainer sink unit with mixer taps on work tops and base units with electric oven and 4 ring electric hob. Plumbed for washing machine

Bedroom 1 16' 9" x 8' 6" (5.11m x 2.60m)

Double glazed window and electric heater

En suite shower room

Three piece suite comprising tiled cubicle with mixer shower, vanity wash hand basin with mixer tap and close couple wc. Heated towel rail

Bedroom 2 12' 8" x 6' 11" (3.86m x 2.10m)

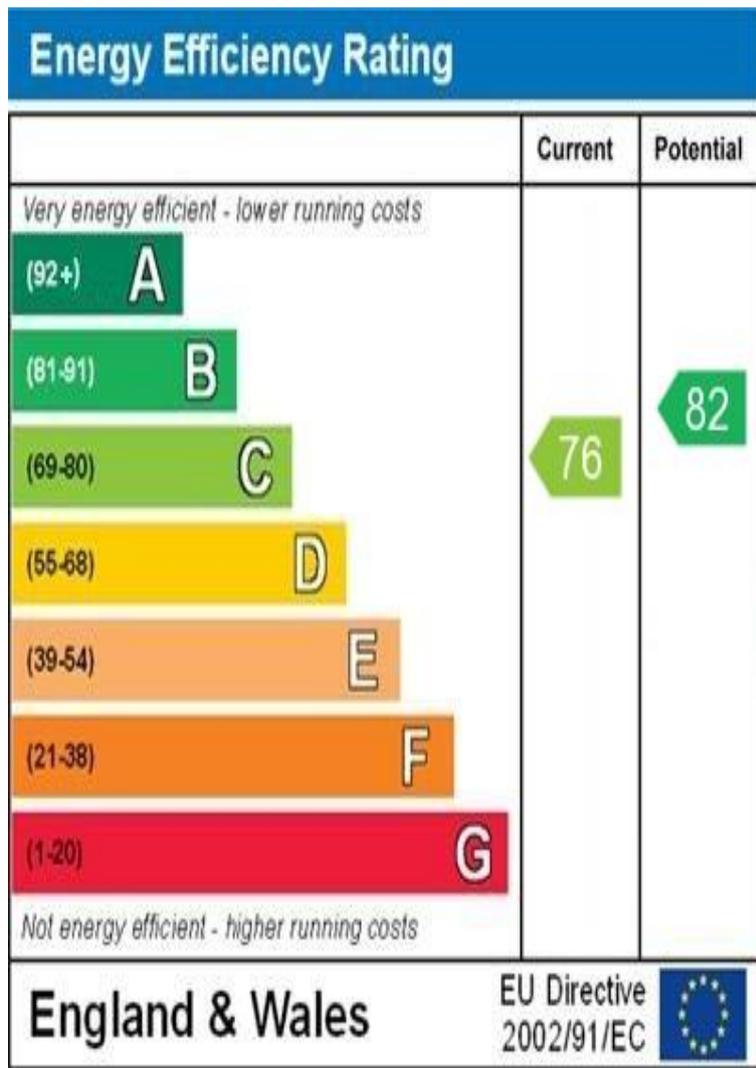
Double glazed window and electric heater

Bathroom

Three piece suite comprising panel bath, pedestal wash hand basin and wc low suite. Heated towel rail

Outside

Access via gates to enclosed parking area with allocated space and staircase to central communal area with planting borders and seating areas



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.