



# For Sale      £250,000



- Duplex Stunning Apartment
- Three double bedrooms
- Open Plan Spacious Living
- Fitted Kitchen
- Viewing Strongly recommended
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Exceptional Living throughout
- Allocated Parking Space

1875 Bakers Court,  
Steam Mill St, Chester, CH35AD

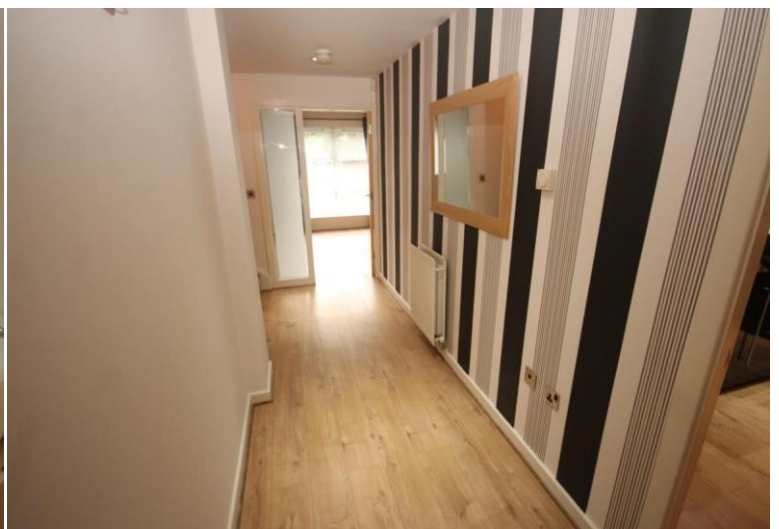
## Property Description

Ashton and Grosvenor are delighted to announce to the market place this truly impressive and spacious Duplex Apartment offering versatile living accommodation on two floors where only an internal inspection can appreciate this home. The property offers the full benefits of gas fired central heating, double glazing, large open plan L-shaped lounge/dining area/Kitchen with a range of gloss fronted eye level and base fitted units with breakfast bar, cloakroom, to the first floor there are three double bedrooms with two shower rooms one being an en-suite, allocated secured parking.



## Location

Bakers court is a modern enclosed development which is located a stones throw away from the historical City of Chester. Located along Boughton is Waitrose supermarket and a small selection of independently owned shops and for the busy commuter Chester Railway station is situated along City Road.





## Entrance Hall

Partly glazed timber entrance door with security camera, concealed lighting, laminated wood effect flooring, alarms control by British gas.

## Cloakroom

Pedestal wash hand basin with chrome lever tap with tiled splashback, low level w.c with top flush, laminated wood effect flooring, concealed lighting, extractor fan, chrome towel rail.

## Inner Hallway

Laminated wood effect flooring, concealed lighting, central heating radiator, stairs to first floor, understairs storage cupboard, drayton central heating thermostat control, telephone point.

**Open Plan Lounge/dining Area/kitchen : 33.83' x 23.39' (10.31m x 7.13m)**

Spacious L-Shaped room comprising of living room/dining area/kitchen. Fitted kitchen comprising of an extensive range of eye level and base fitted gloss fronted units with complimentary timber worktops incorporating one and a half bowl stainless steel drainer sink unit with swan mixer tap, built in Lamona electric oven and four ring gas hob with extractor fan above, free standing washing machine, integrated microwave, free standing fridge freezer, part matching tiles to walls, concealed lighting, laminated wood effect flooring, extractor fan, cupboard housing Worcester central heating boiler, double glazed window to the rear elevation, three double glazed windows to the front elevation, two central heating radiators, television and telephone points.

## Landing

Turning staircase with two wall light points, concealed lighting.

**Bedroom 1 : 15.88' x 11.42' (4.84m x 3.48m)**

Juliet balcony with double glazed double opening doors, central heating radiator, double glazed window to the rear elevation, telephone point, built in double wardrobe with fitted shelf, laminated wood effect flooring.

**En-suite : 8.43' x 4.30' (2.57m x 1.31m)**

Modern ensuite comprising of wash hand basin with lever tap, low level w.c, step to enclosed shower area with shower screen and fitted waterfall shower, fully tiling to walls and floor, concealed lighting, extractor fan, chrome towel rail.

**Bedroom 2 : 11.61' x 11.19' (3.54m x 3.41m)**

Laminated wood effect flooring, central heating radiator, double glazed door to juliet balcony, double glazed window to the front elevation, fitted double wardrobe.

**Bedroom 3 : 11.52' x 11.15' (3.51m x 3.40m)**

Three built in wardrobes, double glazed door to juliet balcony, double glazed window to the front elevation, laminated wood effect flooring.

**Shower Room : 7.81' x 7.71' (2.38m x 2.35m)**

Measure maximum in width and length. enclosed shower area with fitted water fall shower and shower screen, fitted unit with storage incorporating circular sink with lever chrome tap, low level w.c with top flush, fully tiling to walls and floor, shaver point, chrome towel rail, extractor fan.

## Externally

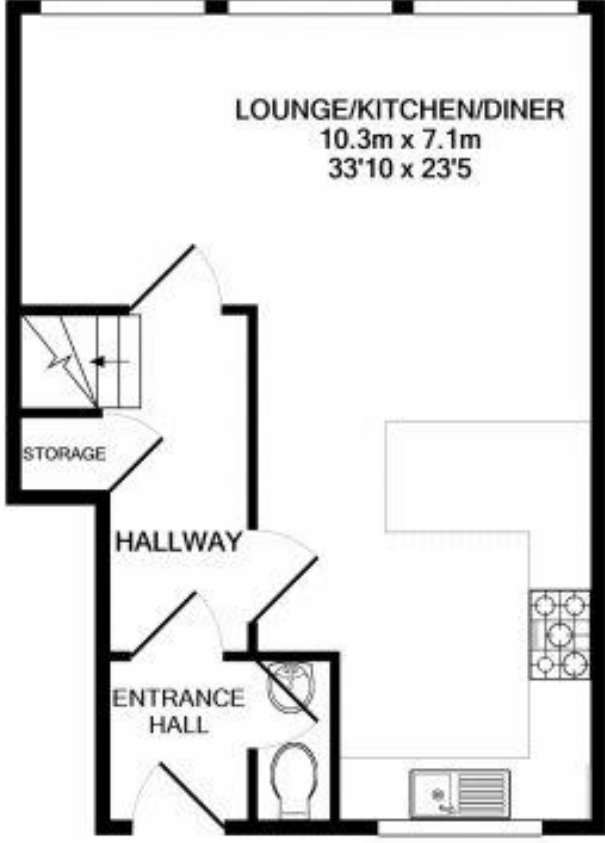
The property is situated in a secure development with gated access and there is allocated parking for one vehicle.

## Disclaimer

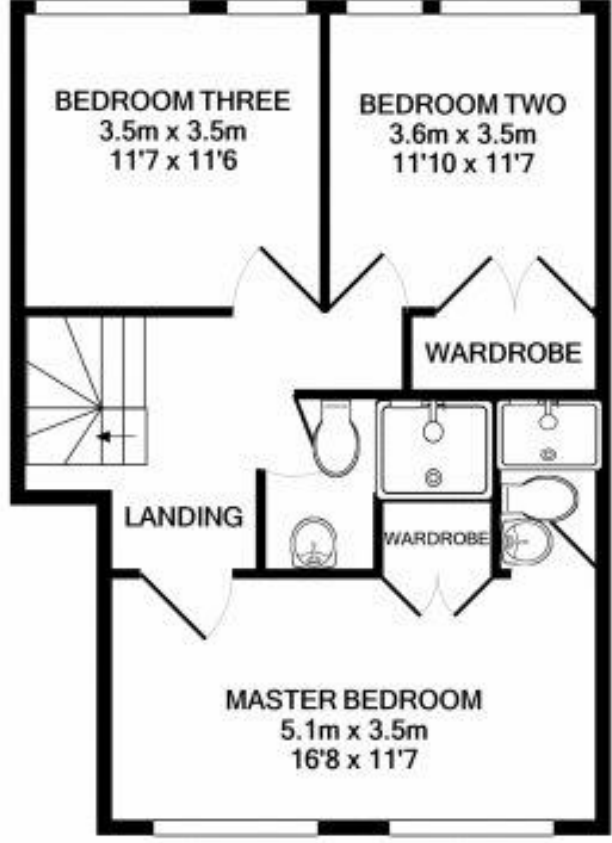
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## Thinking Of Selling

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages, auction property and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England	EU Directive 2002/91/EC	

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