

23 GREY FRIARS

CHESTER, CH1 2NW



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NO ONWARD SALE

THE GRAND TOUR

Welcome to 23 Grey Friars a beautifully refurbished ground-floor apartment, tucked away on a peaceful cul-de-sac within Chester's historic city walls. Offering approximately 800 sq ft of thoughtfully designed living space, this home combines style, comfort, and effortless functionality with the added benefit of No Onward Chain.

The apartment has been fully modernised by the current owners and features two generous bedrooms to the front elevation. The principal and guest bedrooms both provide ample space for wardrobes.

From the hallway, a luxurious shower room is accessed, complete with a walk-in shower, sleek white sanitaryware, and chrome fittings, reflecting the high standard found throughout the home.

At the rear, a spacious L-shaped living and dining area forms the heart of the apartment. Filled with natural light, the living space is centred around a striking media wall with a wood-burner-effect gas stove, which serves as the focal point of the room. The dining area opens onto a landscaped courtyard garden via bi-fold doors.

The kitchen, part of a 2017 extension, is accessed from the living space and is fitted with white 'Hacker' high-gloss cabinetry, integrated appliances and a bespoke large central island with breakfast bar, perfect for entertaining or relaxed everyday living. Full-length sliding doors lead to a decked terrace, ideal for alfresco dining or evening gatherings.

Externally, the garden has been landscaped for low maintenance, with a combination of decked and stone areas, built-in seating centred around a gas powered fire pit and raised borders planted with shrubs and trees. To the front, a driveway provides off street parking for two cars.



LOCATION

Grey Friars enjoys a prime location within Chester's historic city walls, close to the world renowned Chester Racecourse, picturesque meadows, and the city centre. The location offers convenient access to a wealth of local amenities including a variety of shops, restaurants, cafés and cultural attractions such as theatres and cinemas. The nearby River Dee provides scenic walking routes, boating opportunities, and other leisure activities while Grosvenor Park and other nearby green spaces offer tranquil spots for relaxation.

Chester benefits from excellent transport connections. The city is well-served by road with the M56 and M53 within approximately 4 miles, offering direct routes to Manchester and Liverpool. Chester railway station is just a short distance from the city centre, providing regular services to London Euston and onward connections across the national rail network.

A detailed description:

ENTRANCE HALLWAY

Composite door with silver door furniture and obscure glazed inserts, ceiling light point, coved ceiling, floor tiling and radiator. Doors through to the open plan Living Dining Room, Shower Room, Principal Bedroom and Bedroom Two.

OPEN PLAN LIVING DINING ROOM - 20'6" x 16'4" max

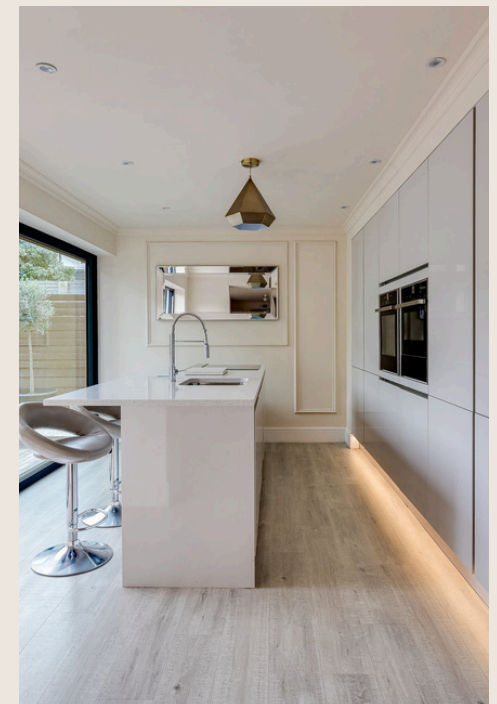
A large living area with beautiful wood panelled walls, large media wall with centralised gas log effect woodburning stove with tiled hearth, aerial point with provisions for wall mounted television, ceiling light point, coved ceiling, radiator, wood effect flooring, bi- folding doors to the garden and opening through to the Kitchen.

KITCHEN - 14'1" x 11'2"

A selection of white 'Hacker' high gloss units with one 'bank' incorporating built in fridge and freezer, two 'Neff' ovens and grill with warming drawers, integrated 'Neff' dishwasher, integrated 'Hotpoint' washer dryer. Large island unit with granite worksurfaces with four ring induction hob, sunken sink unit with a chrome hose mixer tap, sliding doors onto the rear garden, continuation of the wood effect flooring with underfloor heating, wall mounted heating control pad and recessed ceiling light points.

PRINCIPLE BEDROOM 15'3" x 9'3"

UPVC double glazed windows overlooking the front with built-in shutters, ceiling light point, radiator, aerial point, built-in six door wardrobes incorporating rails and shelves.



BEDROOM TWO - 10'4" x 7'7"

UPVC window with obscured glass and bespoke built-in shutters, radiator, ceiling light point, three door opening wardrobes incorporating rails and shelves

SHOWER ROOM - 9" x 6" max

A well-appointed three-piece suite in white with chrome style fittings comprising; low level WC with dual flush, wall mounted wash hand basin with waterfall mixer taps and two useful drawers beneath, illuminated wall mounted mirror above, double walk in shower with canopy showerhead and separate shower attachment, fully tiled walls, wall mounted extractor fan, recessed ceiling spotlights, floor tiling, chrome ladder style heated towel rail and UPVC double glaze windows with obscured glass.

EXTERNALLY

The property is approached via a paved driveway, with parking for two cars. Pedestrian access via a gate provides access to the rear garden. The rear garden has been landscaped for ease of maintenance with a combination of decked and stone areas, built-in seating centred around a gas powered fire pit, raised borders planted with shrubs and trees.

WHAT3WORDS ///

Insists.Loves.Baking.

TENURE

We believe the property to be owned on a 'Tyneside Lease' with a tenure of 999 years from 2017. Purchasers should verify this through their solicitor. Please ask Jonathan and Lesley for further information.

COUNCIL TAX

Currently under Business rates as a "self catering holiday unit and premises".

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

VIEWING

Viewings are strictly by appointed only and are available 7 days a week please call Jonathan or Lesley to arrange

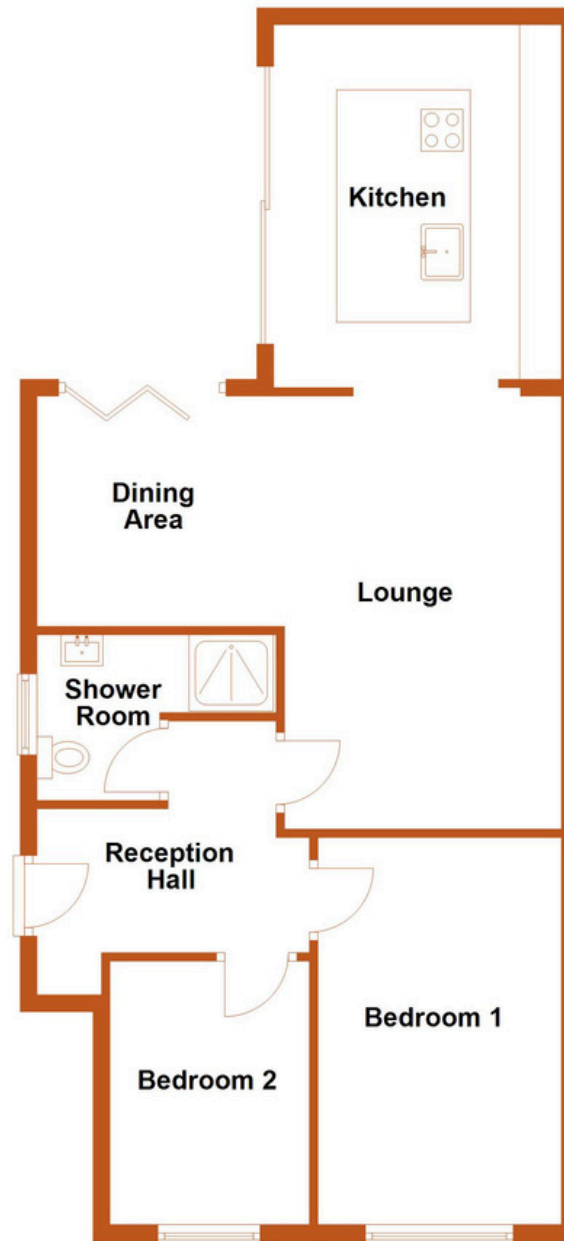
FINER POINTS

-Floorplans are not to scale and are for illustrative purposes only
- The property is currently run as a full time 'Holiday Home'. Whilst this is not being sold as a growing concern, contact a team member for more information.



Ground Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)



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