

Flat 45 Duchess Place, Victoria Road, Chester, CH2 2JL

**Cavendish**

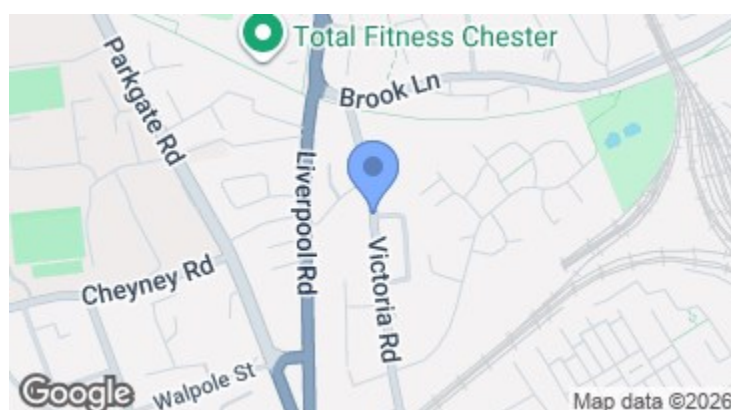
**ESTATE AGENTS**

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

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

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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**Flat 45 Duchess Place**

Victoria Road, Chester,  
CH2 2JL

**Price**  
**£165,000**

\* Bright Top Floor Apartment | No Onward Chain \*

Offered to the market with no onward chain, this modern two bedroom top floor apartment forms part of a sought-after development on Victoria Road, conveniently located close to Northgate Arena Leisure Centre and within easy walking distance of Chester city centre. Recently redecorated throughout and benefiting from new flooring, the accommodation briefly comprises an entrance hallway with useful storage/cylinder cupboard, a bright and spacious living room, fitted kitchen, two bedrooms with built-in wardrobes, and a bathroom. Additional features include a secure intercom entry system, electric heating, uPVC double glazing, and an allocated parking space. An excellent opportunity for first-time buyers, investors, or those looking to downsize, offering comfortable, low-maintenance living in a highly convenient location.

**LOCATION**

Duchess Place enjoys a convenient and well-connected position on the northern side of Chester, within easy walking distance of the city centre and its extensive range of shopping, dining, leisure and cultural amenities. The historic city offers a unique blend of Roman heritage, picturesque architecture and modern facilities, making it one of the North West's most desirable places to live.

The development is ideally situated for commuters and professionals, with Chester Railway Station easily accessible and excellent road links via Liverpool Road, Parkgate Road, the A55 and M53 providing convenient connections to Liverpool, Manchester, North Wales and the wider motorway network.

Residents can enjoy a variety of nearby recreational facilities, including fitness centres, local parks, canal-side walks and the popular Northgate leisure and retail quarter. The city's renowned attractions, including the historic Rows, Chester Cathedral, the River Dee and Grosvenor Park, are all within easy reach, offering an excellent lifestyle balance between urban convenience and green open spaces.

Combining excellent transport links, everyday convenience and close proximity to Chester's vibrant city centre, Duchess Place is particularly popular with professionals, first-time buyers, investors and those seeking a low-maintenance home in a highly accessible location.

**THE ACCOMMODATION  
COMPRISES:****COMMUNAL ENTRANCE HALL**

Entrance door with intercom entry system, communal lighting, and staircase to the upper floors. (There is a second entrance door on the other side of the building).

**SECOND FLOOR**

Door with security peephole to the apartment.

**ENTRANCE HALLWAY**

Telephone intercom entry system, Creda electric storage heater, coved ceiling, two ceiling light points, electrical consumer unit, and access to loft space. Doors to the living room, bedroom one, bedroom two, bathroom and cylinder cupboard.

**CYLINDER CUPBOARD**

1.78m max x 0.74m (5'10" max x 2'5")

Cylinder cupboard housing the pressurised hot water cylinder.

**LIVING ROOM**

4.78m x 3.48m plus door recess (15'8" x 11'5" plus door recess)



UPVC double glazed window overlooking Victoria Road, UPVC double glazed window to side, coved ceiling, ceiling light point, TV aerial point, telephone point, wall and mounted electric heater. Opening to the kitchen.

**KITCHEN**

4.50m x 2.36m max (14'9" x 7'9" max)



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset 1.5 bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring electric ceramic hob with extractor above, and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, vinyl floor covering, and two UPVC double glazed windows overlooking the rear and side.

**BEDROOM ONE**

3.25m max x 2.29m (10'8" max x 7'6" )



UPVC double glazed window, ceiling light point, wall mounted electric heater, TV aerial point, telephone point, and built-in single wardrobe with hanging space and shelving.

**BEDROOM TWO**

3.23m max x 2.74m (10'7" max x 9')



UPVC double glazed window, Creda electric storage heater, ceiling light point, telephone point, TV aerial point, and built-in double wardrobe with hanging rail and shelf.

**BATHROOM**

2.01m x 1.88m (6'7" x 6'2")



White suite with chrome style fittings comprising: panelled bath with Mira electric shower over and glazed shower screen; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, vinyl floor covering, electric towel radiator, extractor, ceiling light point, electric shaver point, and UPVC double glazed window with obscured glass.

**OUTSIDE**

The property forms part of a modern

development alongside Victoria Road. External individual letterboxes, communal bin storage area, and designated parking space.

**ALLOCATED PARKING SPACE****DIRECTIONS**

From the centre of Chester proceed out of the City along the inner ring road to the Fountains roundabout and continue straight on into St Oswald's Way. After a short distance take the turning left into Victoria Road, passing the Northgate Arena Leisure Centre. The Duchess Place development will then be observed on the right hand side.

**TENURE**

\* Tenure - understood to be Leasehold. Terms 999 years from 1st January 2001.

\* Ground Rent - the vendor informs us that the current ground rent is currently £72 per annum (2026).

\* Service Charge - the vendor informs us that the current service charge for the property is approximately £1927.09 per annum (2026).

\* Duchess Place is managed by HML who are responsible for the management and maintenance of the communal areas and facilities of this development. Tel: 01204 844404. Email: info@warringtonathmlgroup.com

**COUNCIL TAX**

\* Council Tax Band B - Cheshire West and Chester.

**AGENT'S NOTES**

\* Services - we understand that mains electricity, water and drainage are connected.

**\*ANTI MONEY LAUNDERING  
REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**\*EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW