



BROOK COURT, 90 CAMBRIAN VIEW, CHESTER

£130,000

- ONE-BEDROOM GROUND-FLOOR APARTMENT
- SPACIOUS OPEN-PLAN KITCHEN/LIVING/DINING ROOM

- OFF-ROAD RESIDENTS' PARKING
- WALKING DISTANCE OF CHESTER CITY CENTRE
- CONTEMPORARY FITTED KITCHEN

DWELL

BROOK COURT, 90 CAMBRIAN VIEW, CHESTER

1
BED

1
BATH

1
RECEPTION

Ideally positioned within easy walking distance of Chester city centre, this well-presented one-bedroom ground-floor apartment offers spacious, practical accommodation in a convenient location. With off-road parking, secure communal access and an open-plan kitchen/living space, the property would make an excellent first-time purchase, city base or investment opportunity.

Brook Court is set back from Whipcord Lane, with the apartment accessed via a secure communal entrance. Once inside, the accommodation is arranged entirely across the ground floor.

The main living space is a particularly good size, combining the kitchen, dining and lounge areas to create a sociable open-plan room. A large window provides plenty of natural light, while the layout offers ample space for both comfortable seating and a dining area. Wood-effect flooring runs throughout much of the space.

The kitchen is fitted with a range of contemporary high-gloss units complemented by contrasting worktops and tiled splashbacks. There is an integrated oven with gas hob and extractor above, together with space and plumbing for additional appliances. A breakfast bar provides useful additional worktop space as well as an informal dining area.

The bedroom is a well-proportioned double, with a large window providing natural light and full-width mirrored fitted wardrobes offering excellent storage.

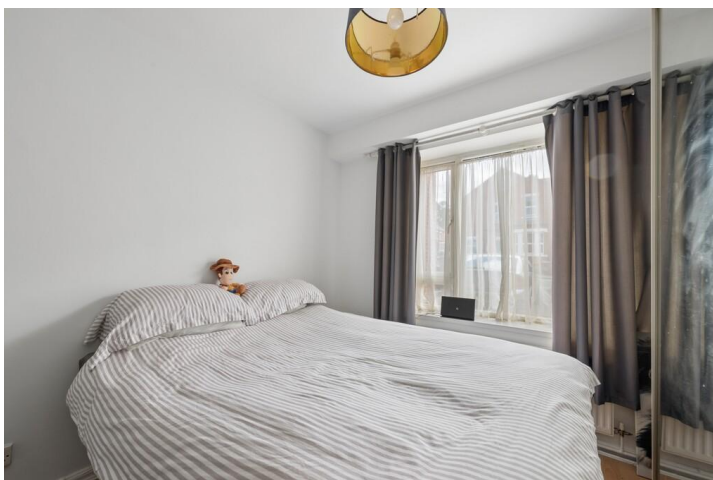
Completing the accommodation is the bathroom, which is fully tiled and fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash basin and WC.

Externally, Brook Court benefits from off-road residents' parking, an especially useful feature given its proximity to the city centre.

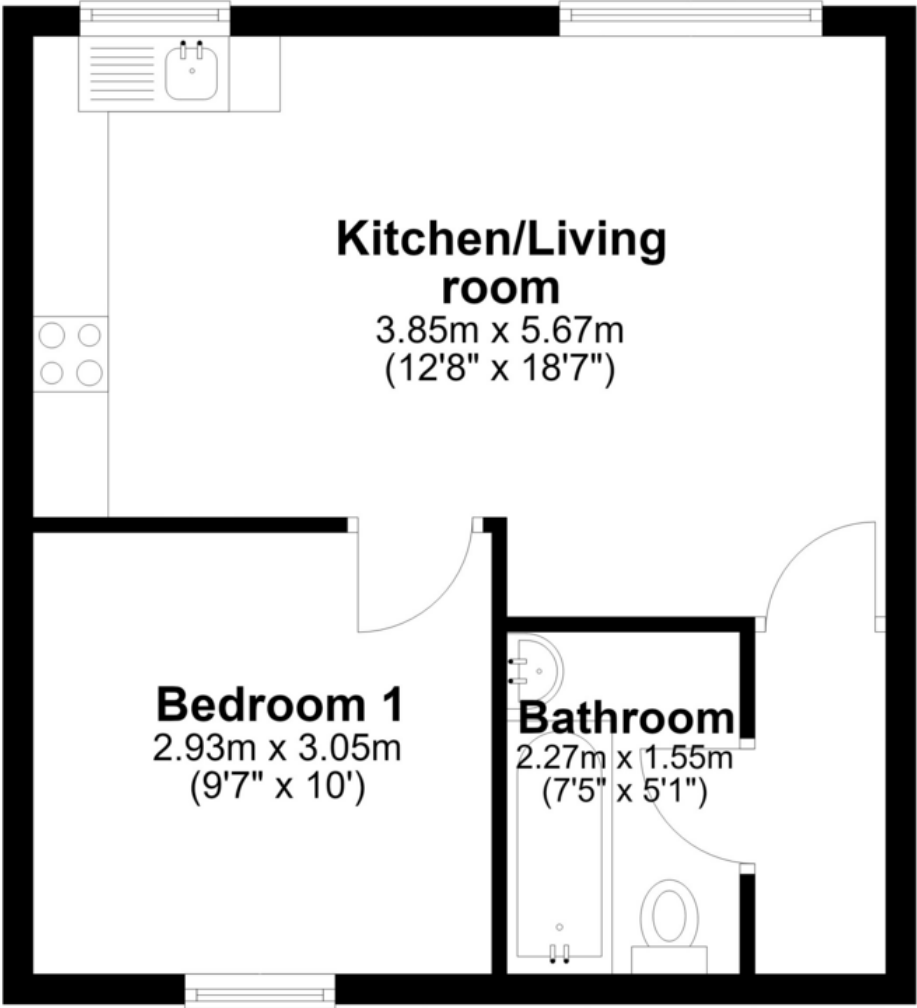
The location is a major selling point. Brook Court sits just outside Chester's historic city centre, allowing many of the city's attractions and everyday amenities to be reached on foot. Chester offers an excellent selection of independent shops, cafés, bars and restaurants alongside the larger retailers within the city centre.

The property is also particularly convenient for the city centre, while the Greyhound Retail Park is nearby and provides a wide range of shops and amenities. Chester Racecourse, the River Dee and the city's historic walls are all within easy reach, making this an excellent position for anyone wanting to enjoy city living without being directly in the centre.





Ground Floor



TOTAL FLOOR AREA 380 sq ft / 35 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band A

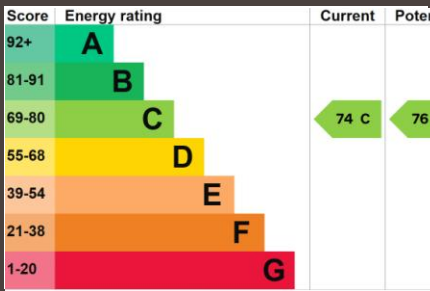
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Leasehold (962 Years)

SERVICE CHARGE (PA)
£1,900

GROUND RENT (PA)
£80

EPC



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