

Flat 7, 1875 Bakers Court Steam Mill Street, Chester, CH3 5AD

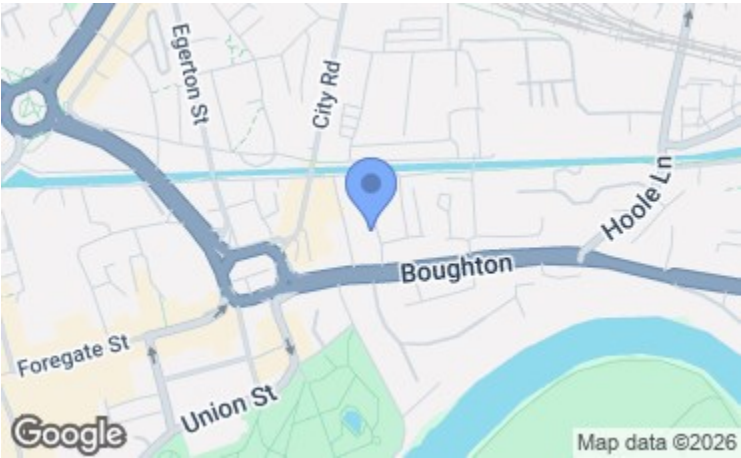
Cavendish  
ESTATE AGENTS

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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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## Flat 7, 1875 Bakers Court Steam Mill Street

Chester,  
CH3 5AD

Price  
£220,000

### DUPLEX-STYLE APARTMENT | TWO/THREE BEDROOMS | ALLOCATED PARKING

A spacious and versatile two/three-bedroom duplex-style apartment, extending to approximately XX sq ft, forming part of the popular Bakers Court development on Steam Mill Street, Chester. Ideally situated close to the Shropshire Union Canal, Chester railway station and the city centre, the property offers well-proportioned accommodation arranged over two floors, together with an allocated covered parking space. The property is approached via a secure gated entrance leading into a private courtyard, where the apartment benefits from its own allocated covered parking space. A private entrance door opens into the welcoming hallway, with useful downstairs WC and access to the impressive open-plan living room and kitchen. The kitchen is fitted with a comprehensive range of units and a number of integrated appliances, while the generous living area provides an excellent space for both everyday living and entertaining. To the first floor, the landing provides access to two bedrooms, a versatile third bedroom and the family bathroom. Bedroom one benefits from a built-in wardrobe and en-suite shower room, while bedroom two features a built-in double wardrobe. The particularly generous third bedroom is a highly versatile space and could readily be utilised as an additional reception room. It enjoys two double-glazed windows together with double-glazed French doors opening onto a Juliet-style balcony. The property further benefits from gas-fired central heating and double glazing throughout. Bakers Court is well positioned for access to Chester city centre and the railway station, whilst the nearby Shropshire Union Canal provides attractive waterside walks and recreational opportunities. There is no onward chain involved, making this an appealing opportunity for both owner-occupiers and investors alike.

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## LOCATION



Bakers Court is a modern development located on Steam Mill Street, close to Foregate Street and City Road. Ideally positioned within easy walking distance of Chester Railway Station, the development is particularly appealing to commuters, professionals, and those seeking a vibrant city-centre lifestyle. The historic city centre can be reached on foot within minutes, offering an extensive range of shopping, dining, cultural, and leisure amenities.

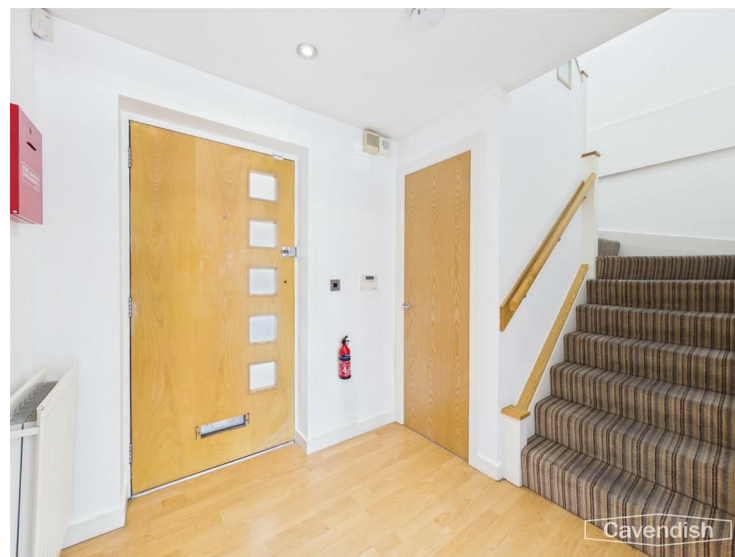
The nearby Shropshire Union Canal provides attractive waterside walks and cycle routes, while the renowned Shot Tower, one of Chester's most iconic industrial landmarks, is located close by and adds character to the surrounding area. Residents can also enjoy easy access to Grosvenor Park, the River Dee, and the city's historic Roman walls.

For those travelling further afield, excellent road links connect to the A55, M53, M56 and the wider motorway network, providing convenient access to North Wales, Liverpool, Manchester and beyond. The location combines the convenience of city living with excellent transport connections and attractive waterside surroundings, making it one of Chester's most desirable residential settings.

## THE ACCOMMODATION COMPRISES:



## ENTRANCE HALL



Wooden panelled entrance door with glazed inserts, security peephole and letterbox, two recessed LED ceiling spotlights, double radiator, Nest digital thermostatic heating controls, laminate wood strip flooring, and staircase to the first floor with built-in understairs storage cupboard. Door to downstairs WC and door with glazed side panel to living room/kitchen.

## BUILT-IN UNDERSTAIRS STORAGE CUPBOARD

2.06m max x 0.84m (6'9" max x 2'9")

With ceiling light point and hanging for coats.

## AGENT'S NOTES

\* Services - we understand that mains gas, 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.

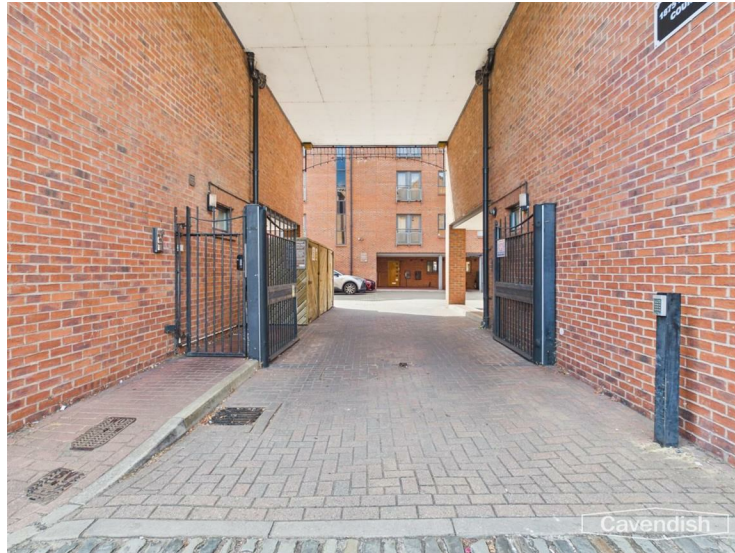
## VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

## GATED ENTRANCE



## PARKING SPACE



## TENURE

\* Tenure - Leasehold. Lease Term: Underlease dated 1 July 2003 for a term of 200 years less three days from 1 January 2002.

\* Service charge: We are advised that the service charge is currently £1550 per annum (2026)

\* Ground rent: We are advised that the ground rent is currently £125 per annum (2026), paid in two instalments of £62,50 each.

\* The property is managed by 1875 Bakers Court Management Company Ltd, c/o HHL Property Management. Tel: 0151 4885112 email: info@hhlpropertyltd.co.uk

## DIRECTIONS

From the agent's Chester office proceed to the traffic lights and continue straight across into Pepper Street. Follow the road around the Amphitheatre and into Love Street. At the traffic lights turn right into Foregate Street and at the roundabout, take the third exit. Then take the second turning left into Steam Mill Street. Bakers Court will then be found after a short distance on the left hand side.

## COUNCIL TAX

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

## DOWNSTAIRS WC



Comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, vinyl tile effect flooring, recessed LED ceiling spotlights, electrical consumer board unit and extractor.

## LIVING ROOM/KITCHEN

7.11m x 3.38m extending to 5.36m (23'4" x 11'1" extending to 17'7")



Open-plan living room/kitchen.

## LIVING AREA



Two ceiling light points, double radiator with thermostat, TV aerial point, and two double glazed windows overlooking Steam Mill Street.

## KITCHEN



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards, a wine rack and glazed cabinet with laminated granite effect worktops, Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Integrated Electrolux dishwasher, and Candy washing machine. Wall cupboard housing a

Worcester 35 CDI ii combination gas fired central heating boiler, tiled floor, recessed LED ceiling spotlights, double radiator, and three double glazed windows to the front, side and rear.

glazed window overlooking the courtyard, ceiling light point, single radiator with thermostat, TV aerial point, and built-in wardrobe with hanging rail and shelf. Door to en-suite shower room.

## LANDING



Two recessed LED ceiling spotlights, mains connected smoke alarm, and two wall lights on the stairwell. Doors to bedroom one, bedroom two, bedroom three/reception room and bathroom.

## BEDROOM ONE

3.66m x 3.56m (12' x 11'8")



Double glazed French door with Juliet style balcony, double

## EN-SUITE SHOWER ROOM

3.18m x 1.37m (10'5" x 4'6")



White suite with chrome style fittings comprising: tiled shower enclosure with curved glazed shower screen, wall mounted thermostatic mixer shower; wash hand basin with mixer tap and shelf below; and low level dual-flush WC. Part-tiled walls, mirror, electric shaver point, single radiator, vinyl wood effect flooring, three recessed LED ceiling spotlights, and extractor.

## BEDROOM TWO

4.19m max x 2.97m (13'9" max x 9'9")



Double glazed window overlooking the courtyard, ceiling light point, single radiator with thermostat, television aerial point, and built-in double wardrobe with hanging rail and shelf.

## BEDROOM THREE/RECEPTION ROOM

7.16m x 3.38m (23'6" x 11'1")



Double glazed window with Juliet style balcony with views towards the historic Shot Tower, two double glazed windows, two ceiling light points, two single radiators with thermostats, and TV aerial point.

## BATHROOM

2.46m max x 1.65m max (8'1" max x 5'5" max)



White suite with chrome style fittings comprising: panelled bath with mixer tap and wall mounted thermostatic mixer shower over; low level dual-flush WC; and wash hand basin with mixer tap and shelf beneath. Part-tiled walls, electric shaver point, fitted mirror, single radiator with thermostat, tiled floor, recessed LED ceiling spotlights, and extractor.

## OUTSIDE



Bakers Court is approached via a gated entrance on Steam Mill Street which opens into the courtyard within which there is a covered allocated parking space. External gas and electric meter cupboards, and communal bin storage area.