



Blackfriars House, Black Friars Chester CH1 2NU

welcome to

Blackfriars House, Black Friars Chester

Jones & Chapman are delighted to bring to the market this beautiful, tastefully decorated two bedroom lower ground floor apartment which is situated in a fantastic central location in Chester within the city walls. Viewing is highly advised!



Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Upon entering the apartment through the front door you will find a single panel radiator and laminate flooring with doors leading into the living room, kitchen, two bedrooms and family bathroom.

Living Room

The living room is tastefully decorated with a UPVC double glazed window to the rear aspect and laminate flooring.

Kitchen

The kitchen has a UPVC double glazed window to the front aspect with a range of white gloss wall, base and drawer units with complementary black work surfaces and white tiles. There is a single oven and a four ring induction hob.

Bedroom One

The master bedroom has a UPVC double glazed window to the rear aspect, it is tastefully decorated with laminate flooring, a single panel radiator, wall lighting and built in storage.

Bedroom Two

The second bedroom has a UPVC double glazed window to the side aspect with wooden flooring and large built in wardrobes.

Bathroom

The bathroom is fully tiled with a three piece modern suite consisting of a P shaped bath with an overhead shower and glass screen, a white gloss wash hand basin set within a vanity unit and a low level push flush WC.

Front Garden

Private secured gated courtyard offering off road parking and a small patio area.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Blackfriars House, Black Friars Chester

- Well Presented Lower Ground Floor Apartment
- Two Double Bedrooms
- Living Room, Kitchen And Modern Bathroom
- Chester City Centre Location
- Close To Fantastic Amenities

Tenure: Leasehold EPC Rating: C

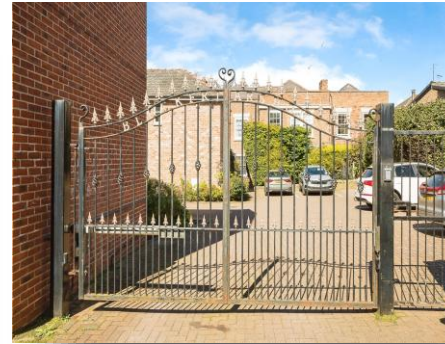
Council Tax Band: Deleted Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Dec 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108352 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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