

HUMPHREYS

ESTATE & LETTING AGENTS



EGERTON STREET,
CHESTER, CH1 3NH

£165,000

2 BEDS | 2 BATHS | 1 LIVING

SALES

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BRIEF DESCRIPTION

*****OFFERING NO ONWARD CHAIN***** Situated on the first floor within this popular city development, this well appointed two bedroomed apartment, with en-suite shower room off the principal bedroom, enjoys a great location close to an excellent range of amenities. The apartment enjoys the benefit of an allocated parking space within a secure electric gated area in addition to a raised communal garden which forms an attractive centre piece of this development.

The building features a lift in addition to the communal staircase providing access to the third floor. The apartment features a private hallway with storage cupboard off, and attractive wood effect laminate flooring which, except for the tiled floor washrooms, extends through this apartment. The main reception space to the apartment is an open plan affair with a modern kitchen with a range of fitted units and some integrated appliances, and a breakfast bar peninsula which provides a semi divide between the kitchen and living/dining space. This area enjoys plenty of natural light being assisted by the large French doors with Juliet balcony. There is two bedrooms, the principal room enjoying en-suite shower room facilities. Completing the accommodation itself is a bathroom with a three-piece white suite. The apartment features UPVC double glazing and electric wall heaters.



LAYOUT AND DIMENSIONS

Please refer to the floorplan

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 will be no delay in agreeing the sale.

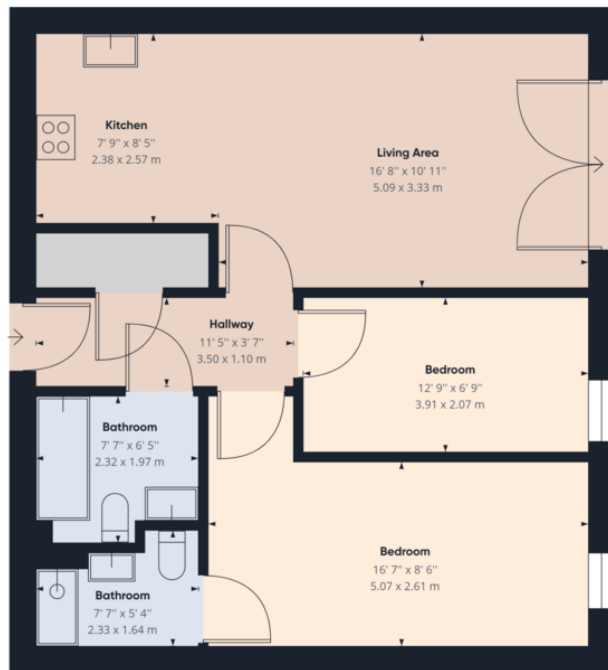
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Approximate total area⁽¹⁾
 647.51 ft²
 60.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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