

HUMPHREYS

ESTATE & LETTING AGENTS



63 CHARLOTTE COURT,  
CHESTER, CH1 3LP

Guide Price £200,000

3 BEDS | 1 BATHS | 2 LIVING

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### BRIEF DESCRIPTION

A well presented ground floor apartment in a small development located just off the canal and perfectly located for all the delights the City has to offer.

With off road parking in such a prominent central location this property offers space throughout with private entrance door as well as versatile living accommodation.

Once inside you will find a welcoming entrance hall providing access to all accommodation. A living room sits next to a dining area which opens to the kitchen which enjoys a range of fitted units as well as doored access to the garden area.

Across the hall you will find three bedrooms, the main bedroom is a real notable size and bedroom three offers real versatility with sliding doors to the living room. This room could offer you additional living space or be kept as a bedroom. A family bathroom with three piece suite completes the accommodation.

Externally you will find a private courtyard style garden area which is a great space to relax. The parking can be found to the front of the property and is off road and shared with the next door property.

In summary this is a superb offering in a great location, bags of space with the benefit of both parking and garden area a truly





rare find in a flat within this price bracket.

## 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.

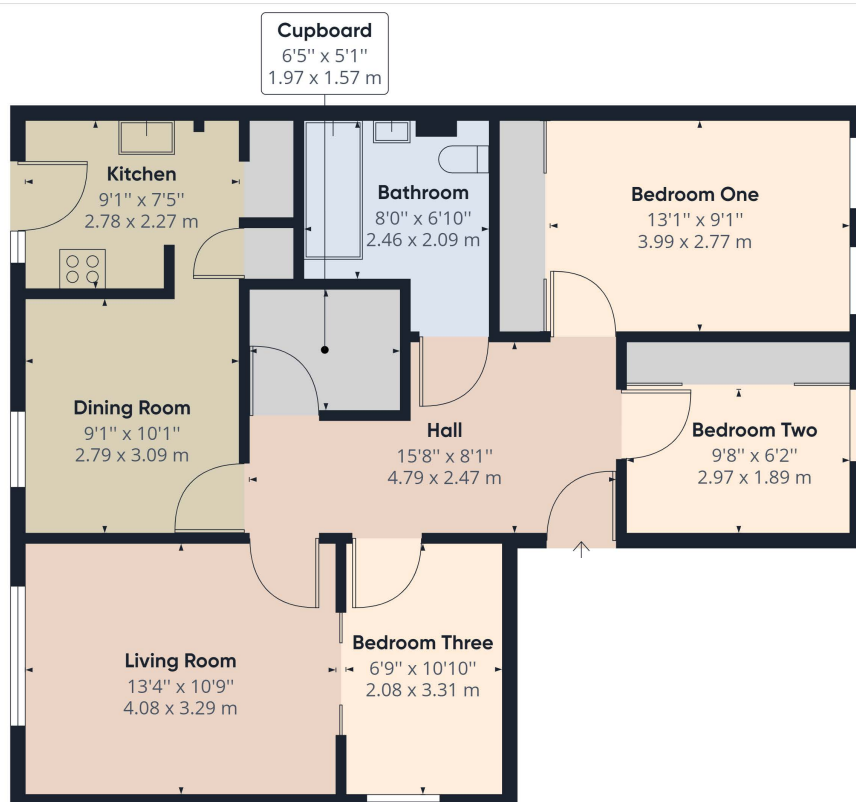












**Approximate total area<sup>(1)</sup>**  
823.10 ft<sup>2</sup>  
76.47 m<sup>2</sup>

(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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