

HUMPHREYS

ESTATE & LETTING AGENTS



23 WALLS AVENUE,  
CHESTER, CH1 4JB

Offers in Excess Of  
**£160,000**

2 BEDS | 1 BATHS | 1 LIVING

SALES

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Two bedroomed first floor apartment with a private balcony and its own allocated car parking space, is located within a popular City development. Walls Avenue lies a short walk away from many favourable amenities and attractions which the historic city of Chester has to offer.

The apartment building is entered via a communal door into a lobby which features a staircase which leads to the first floor where there is a private entrance door into the apartment itself. Within the Hall there is a handy storage cupboard, and access into both bedrooms is granted from here, with both bedrooms having the benefit of fitted wardrobes. Serving both bedrooms is a bathroom featuring a three-piece suite with shower unit over bath. Last but certainly by no means least is the main area of the apartment; the open plan Living Dining Kitchen. It is an angled room offering a light and airy feel, assisted by a range of windows which provide plenty of natural light into the living space. The Living / Dining Area features wood effect laminate flooring, and from the living area there is door access onto the private balcony. The Kitchen features a range of fitted units and work surfacing which becomes a breakfast bar, and there is an array of integrated appliances, as well as the Kitchen being home to the gas combination central heating boiler.

#### **LOCATION**

Walls Avenue is situated just off New Crane Street, a redeveloped area of the city and contains other similar quality





developments. As well as being within walking distance of the Chester Racecourse and the city centre a further array of amenities are close by at the Sealand Retail Park including Tesco and Aldi supermarkets. Good accessibility is enjoyed to the Chester inner ring road which in turns leads to the M53/M56 national motorway network.

### **DIRECTIONS**

Proceed along Lower Watergate Street continuing as it becomes New Crane Street, passing the racecourse on the left hand side and at the traffic lights take a right hand turning onto Walls Avenue and the apartment is located within the block on the left hand side.

### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-

#### **HALL**

#### **BEDROOM ONE**

12' 9" x 8' 9" (3.89m x 2.67m) angled measurements

#### **BEDROOM TWO**

9' 7" x 7' 2" (2.92m x 2.18m)

#### **BATHROOM**

9' 1" x 5' 9" (2.77m x 1.75m)

#### **LIVING DINING KITCHEN**

25' 3" max x 15' 6" max (7.7m max x 4.72m max) angled measurements

#### **TENURE**

The property is understood to be leasehold, the purchaser should verify this prior to a legal commitment to purchase.

#### **COUNCIL TAX**

Cheshire West and Chester Council - Band D

#### **EPC RATING**

{awaited}

#### **VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

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.







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