

HUMPHREYS

ESTATE & LETTING AGENTS



5 HOPKINSON COURT, WALLS AVENUE,
CHESTER, CH1 4LN

£185,000

2 BEDS | 2 BATHS | 1 LIVING

SALES

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Enjoying enviable views over Water Tower Gardens and towards the historic 14th Century Water Tower from its private balcony, this well presented Top Floor Two Bedroomed apartment is offered to market with the added incentive of NO ONWARD CHAIN. Hopkinson Court is a most popular post Millennium development situated along Walls Avenue and lies within easy walkable distance of the vast array of amenities the city of Chester has to offer!

A superbly located development, the apartment has benefit of ONE ALLOCATED parking space which is well positioned within the development close to the communal entrance door into the building. There is staircase access to the top floor where there is a private entry into the apartment itself which acts an excellent hanging space for coats! The Hallway is positioned centrally within the apartment and there is a most useful built in storage cupboard. Two bedrooms in total, the main bedroom is of a good size and benefits from not only a range of fitted wardrobes, but it also has an En-Suite Shower positioned off which features a three itemed white suite comprising shower tray and enclosure, wash hand basin with mosaic tiled surround and there is a WC also. The second bedroom has been the perfect work from home space for our clients in most recent times and highlights this room's versatility. It is well served by the Bathroom which lies across the hallway, being a spacious room and features three itemed white suite also.



The Reception space to the apartment has a semi-open plan feel to it, with the Living area being found upon entry from the Hallway, and this opens out into the Dining Area where there are floor to ceiling glazed units and French door access onto the railed private balcony. Completing the accommodation itself is the Kitchen with its range of fitted coloured fronted units and work surfacing with inset sink and drainer and there is an array of integrated appliances which includes fridge/freezer, slimline dishwasher, washer/dryer, electric oven and hob. The Kitchen also plays host to the gas combination central heating boiler.

LOCATION

Hopkinson Court is situated along Walls Avenue, 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. Follow the road as it bears to the right and the communal entrance door for the apartment building will be found immediately on your right.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

ENTRY

3' 11" x 3' 8" (1.19m x 1.12m)

HALLWAY

8' 4" x 6' 4" (2.54m x 1.93m)

LIVING AREA

14' 2" x 9' 8" (4.32m x 2.95m)

DINING AREA

10' 2" x 6' 9" (3.1m x 2.06m)

KITCHEN

9' 9" x 7' 11" (2.97m x 2.41m)

BEDROOM ONE

15' 11" x 8' 7" (4.85m x 2.62m)

EN-SUITE SHOWER ROOM

6' 11" x 5' 9" (2.11m x 1.75m)

BEDROOM TWO

9' 2" x 7' 5" (2.79m x 2.26m)

BATHROOM

8' x 5' 7" (2.44m x 1.7m)

TENURE

Please note the tenure of this property is leasehold. We are informed by our client that there are 977 years remaining on the lease, which started as a 999 year lease on 1st July 2001 and the current annual service charge is £960 and the annual ground



rent is £50. The purchaser should verify this prior to a legal commitment to purchase.

EPC RATING

Awaited

COUNCIL TAX

Cheshire West and Chester Council - Band D

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.

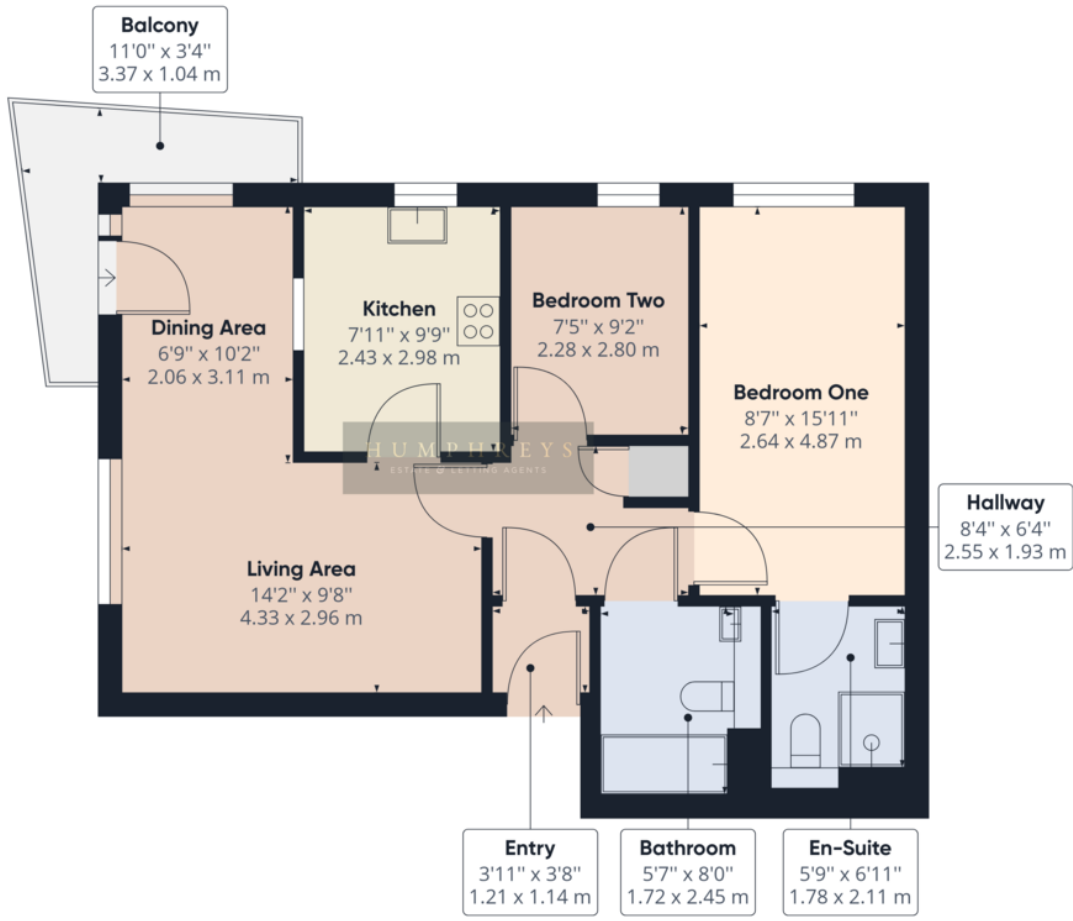
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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







Approximate total area⁽¹⁾
665.25 ft²
61.80 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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