

# CHANGING HOME



**The Quarter | Egerton Street | Chester | CH1 3NR**

**£125,000**

An immaculate superbly presented modern ground floor one bedroom apartment in the heart of Chester City Centre. allocated parking within a secure gated courtyard. Ready to move into so ideal for a first time buyer or investor. Previously obtaining rental of £950 per calendar month. **NO ONWARD CHAIN.**

## Property Description

### LOCATION

The apartment occupies a superb location within the heart of City Centre. The main railway station is a short walk away. Chester's shops, bars and restaurants are also close at hand.

### HALL

With a very large built in cupboard housing the hot water cylinder but with ample storage space. Wood effect laminate floor, spotlights and intercom entry phone.

### KITCHEN

7' 7" x 6' 9" (2.31m x 2.06m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. oven, ceramic hob and stainless steel extractor hood over. Partly tiled walls and wood effect laminate floor. Space for a fridge/freezer, washing machine and tumble dryer.

### LIVING/DINING AREA

14' 4" x 14' 7" (4.37m x 4.44m) max. Double glazed French doors with Juliette balcony and fitted timber shutters. Wood effect laminate floor and electric wall heater.

### BEDROOM

14' 4" x 10' 6" (4.37m x 3.2m) plus doorway. With a double glazed window with fitted timber shutters. Wood effect laminate floor and electric wall heater.

### BATHROOM

6' 0" x 7' 6" (1.84m x 2.30m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Heated towel rail, wood effect laminate floor and partly tiled walls. Extractor fan and spotlights.



## **OUTSIDE**

There is a raised communal garden with in the main courtyard.

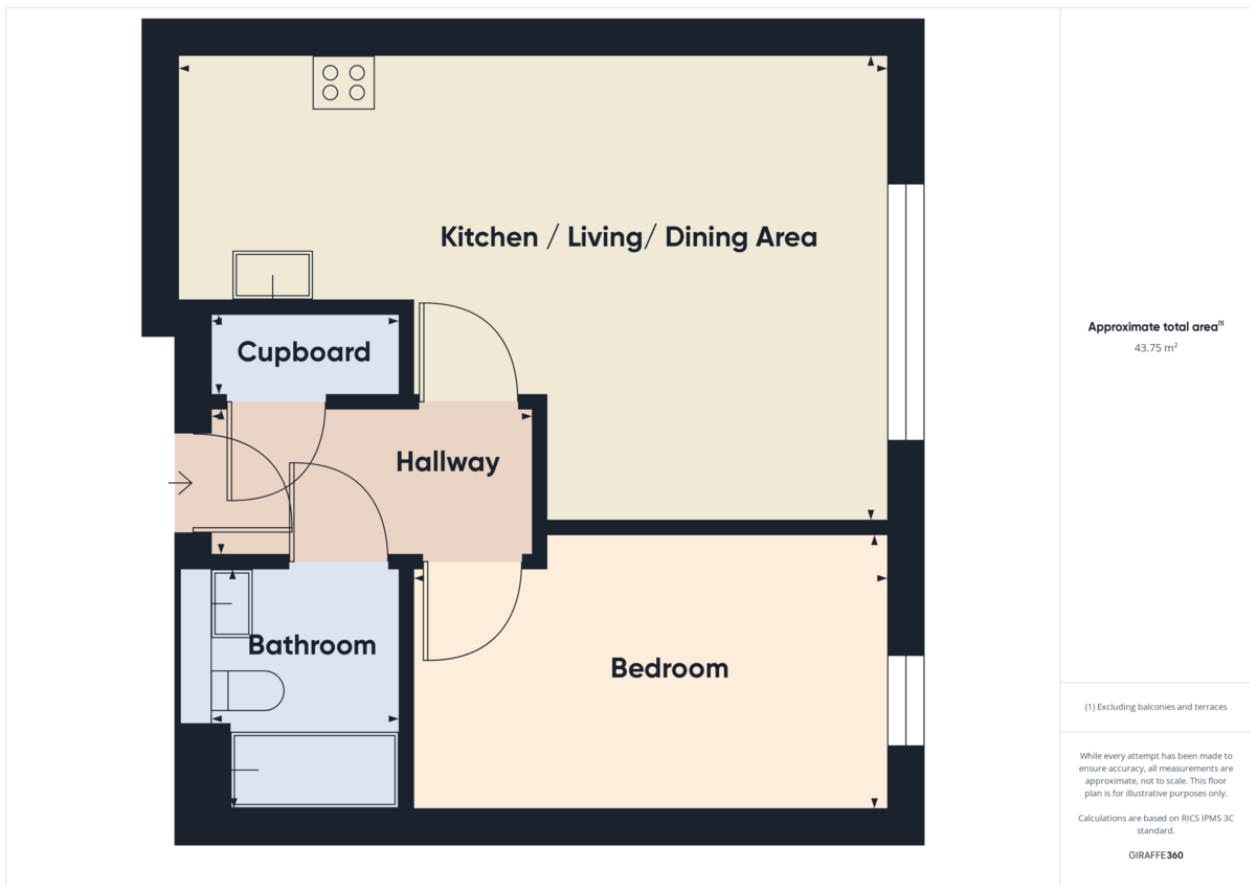
## **PARKING**

The apartment has an allocated parking space within the main secure and gated courtyard.

## **LEASE DETAILS**

The apartment is held on the residue of a 999 year lease with 978 years to run. The annual service charge is £1,285.71.





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements