

Town & Country

Estate & Letting Agents

Ranwonath Court, Chester

£125,000



This one bedroom, well presented apartment is set within the very popular residential area of Northgate Village which is just a short walk from Chester city centre. Benefitting from UPVC double glazing and electric wall heaters the property comprises an entrance hall, lounge, kitchen, a double bedroom and a lovely, white three piece bathroom suite. Externally, there is an allocated parking space.

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SUMMARY

This one bedroom, well presented apartment is set within the very popular residential area of Northgate Village which is just a short walk from Chester city centre. Benefitting from UPVC double glazing and electric wall heaters the property comprises an entrance hall, lounge, kitchen, a double bedroom and a lovely, white three piece bathroom suite. Externally, there is an allocated parking space.



LOCATION

Northgate Village is an ideal city centre location being approximately 10 minutes walk away from Chester city centre with its array of amenities whilst providing a feeling of leafiness and seclusion being only a short walk away from Brook Lane via a pleasant nature area and cycle path. Easy access is also given to the inner ring road which links up well with the major national motorway network being the M53/M56 with its links to the A55 southerly bypass.

DIRECTIONS

Proceed out of Chester along the A540 Liverpool Road, keeping right at the gyratory system and then bearing left along Liverpool Road before turning right onto Victoria Crescent. Turn right again at the T-junction onto Victoria Road. After a short distance turn left onto Northgate Avenue, proceeding down Northgate Avenue. Turn left after Hatherton Way and Ranwonath Court will be observed on the left hand side.

COMMUNAL ENTRANCE HALL

A communal entrance door with intercom system, communal hall with stairs to the first floor apartment.

ENTRANCE HALL

The private entrance hall has a built in cupboard housing the hot water cylinder, access to the loft space and doors off opening to the lounge, bedroom and bathroom.



LOUNGE

16'6" x 10'2"

A spacious room having a window to the side elevation, and electric wall heater and an access door to the kitchen.



KITCHEN

9'8" x 6'10"

The kitchen is fitted with a range of base units with work surface space over housing an inset stainless steel single drainer sink unit with a mixer tap, tiled splash backs, integrated units include an oven, hob and extractor hood, plumbing for a washing machine and a feature corner window.



BEDROOM

11'0" x 9'8"

Fitted with a triple wardrobe with mirror inserts, an electric wall heater and a feature corner window.



BATHROOM

Recently installed with a white modern suite comprising a panelled bath with an electric shower and screen over, a low level WC and a wash hand basin and vanity unit. The walls are partially tiled with chrome heated towel rail and a timber framed circular window to the front elevation.



information contact the Chester office on 01244 403900. Gary Jones (mortgage consultant) normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

EXTERNALLY

Allocated parking space 17.

SERVICES

The agents have not tested the appliances listed in the particulars.

Council tax band B £1771

LEASE 999 years from 1991.

Ground rent £35.00 per annum

Service Charge for 2023: £897.00 per annum. Includes maintenance of grounds, internal painting and decorating and any essential building works.

TO ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

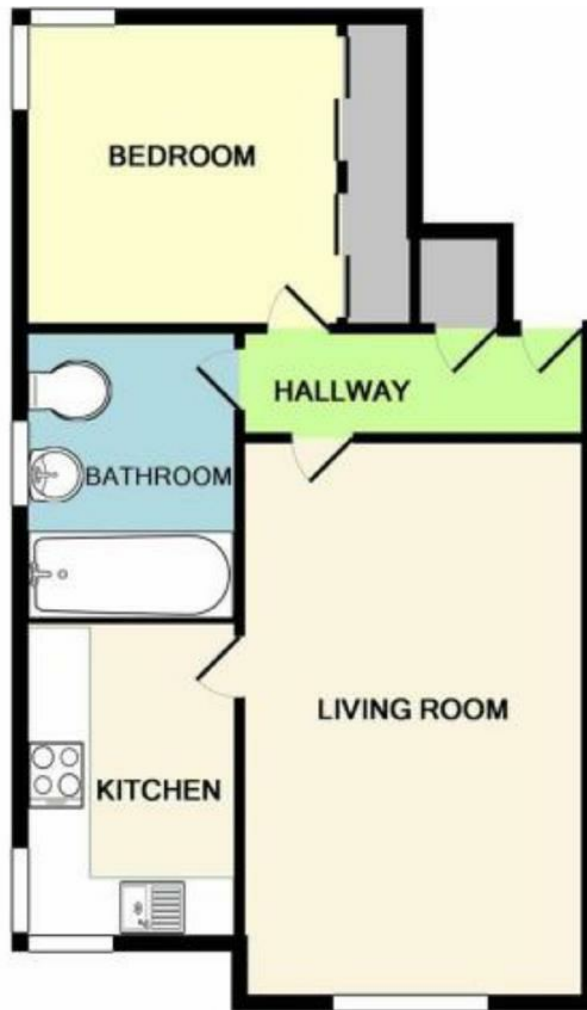
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and one of the team will assist you further.

MORTGAGE ADVICE

Town and Country Estate Agents Chester can refer you to Gary Jones (mortgage consultant) who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Gary Jones (mortgage consultant) deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more



TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	