

Town & Country

Estate & Letting Agents

Francesca Court, Chester

No Onward Chain £160,000



The apartment offers a perfect opportunity for a First Time Buyer or Investor to own a property with the City Walls of Chester. Located within a short stroll from all the amenities that Chester has to offer. This delightful one-bedroom apartment provides all the benefits of city living, having the advantage of double glazing, gas central heating and secure parking located to the rear. Viewing is advised to appreciate this lovely apartment.

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DESCRIPTION

Situated within the city walls just a short stroll from the centre of Chester and the wealth of amenities and attractions the city has to offer. This this ground floor apartment is entered via a double-glazed timber panelled front door with ceramic tiled flooring into the entrance hall, doors open to a cloak room fitted with a white suite. The living room has a window facing the front elevation and double doors open to the Shaker style kitchen fitted with integrated appliances. The bedroom has a window facing the rear elevation with a shower room off. Externally double gated automatic gates open to secure off-road parking, located to the rear of the property.



LOCATION

The property is situated in Chester City centre and within a few minutes' walk of a wealth of shops and restaurants to suit every taste, there are leisure facilities within easy reach including the Northgate Arena and Total Fitness Centre. The Grosvenor Park is within a short distance together with the River Dee which provides lovely walks, boating and leisure facilities. The apartment is well placed for easy commuting to all surrounding areas, Chester Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

DIRECTIONS

From the Chester Branch proceed down Lower Bridge Street. Follow the road for a short distance and turn left into St. Olave Street. Francesca Court will be located after a short distance on the left hand side.

ENTRANCE HALL

6'2 x 2'10

The property is entered through a double glazed timber panelled front door opening to ceramic tile flooring and a radiator. Doors open to the cloakroom WC and living room.



CLOAKROOM W.C.

6'2 x 2'2

The cloakroom w.c. is installed with a white dual flush low-level WC along with a pedestal wash hand basin with mixer tap. A radiator and ceramic tiled floor, partially tiled walls, recessed downlights are set within the ceiling and an opaque window is located to the side elevation.



LIVING ROOM

14'9 x 10'10

Having timber laminate flooring, a window facing the front elevation with a radiator below. Glazed double doors open to the kitchen and an internal door opens into the bedroom.



KITCHEN

8'3 x 7'8

The kitchen is fitted with a range of shaker style light wood grain affect, wall, base and drawer units, having ample work surface space, supporting a stainless-steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood, a fridge freezer and slimline dishwasher with a cupboard housing the gas boiler. Recess downlights are set within the ceiling. A window faces the rear elevation overlooking the parking space.



BEDROOM ONE

10'8 x 9'2

With a continuation of the laminate flooring, having a window facing the rear elevation. A radiator is located below, along with a door opening to the en suite shower room.



EN SUITE SHOWER

5'7 x 5'9

The shower room is installed with a white low base easy access oversized shower enclosure with panelled walls, a fitted seat and thermostatic shower. A dual flush low-level WC with pedestal wash hand basin and a mixer tap. Partially tiled walls and a radiator. Recessed down lights are set within the ceiling and an extractor fan and opaque window faces the side elevation.



EXTERNALLY

Secure automatic Iron gates open to the rear of the property, the allocated off road parking space can be found.



PARKING SPACE

SERVICES TO PROPERTY

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

Leasehold: 125 years from the 5th of April 2001.

Service Charge: £1000.00 per annum includes maintenance/decoration and building insurance.

Ground Rent: £50.00 per annum.

Council Tax Banding: C £1,776.

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.

SUBMIT AN OFFER

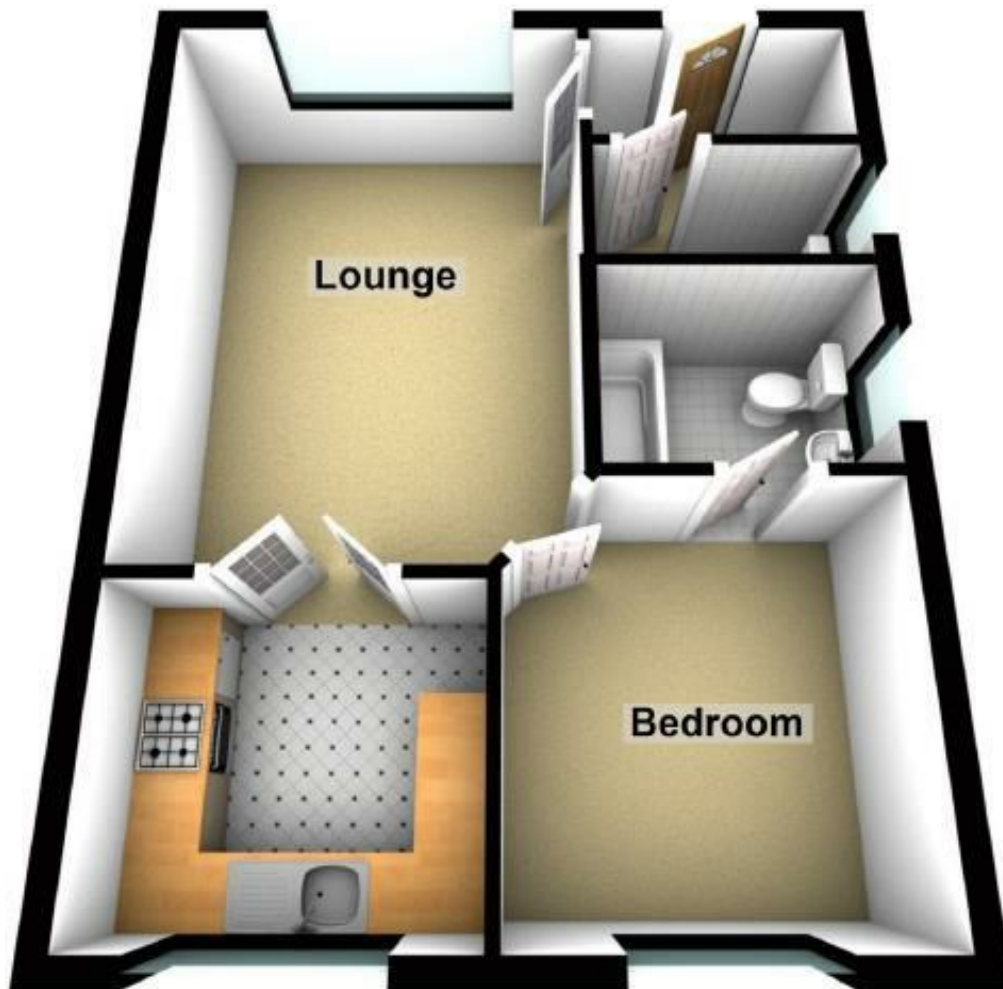
If you would like to submit an offer please contact the Chester branch and a


member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a 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. Our 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 information contact the Chester office on 01244 403900. 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. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.