

Town & Country

Estate & Letting Agents

Walkers, Chester

£379,950



This stylish city centre duplex apartment features a private entrance hall, a cloakroom WC, a study or third bedroom, a laundry room, and an open-plan living/dining room with a modern kitchen fitted with gloss white units. Upstairs, there are two spacious double bedrooms with eaves storage, including a principal bedroom with an en-suite shower room, alongside a contemporary main bathroom. The property also benefits from two parking spaces—one underground, adjacent to the building and one outside—and is ideally located near Chester train station, Waitrose, and the city centre.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

This stunning city centre duplex apartment features a private entrance hall with dark wood-grain veneer doors, a cloakroom WC, a versatile study or third bedroom, a laundry room, an open plan living/dining room and a modern kitchen equipped with gloss white units. The upstairs accommodation includes two spacious double bedrooms, both offering eaves storage and the principal benefiting from an en-suite shower room. There is also a stylish main bathroom, fitted with a panelled bath with a thermostatic shower, and contemporary finishes. The property also offers two parking spaces, one underground adjacent to the building and one outside, and enjoys a prime location close to Chester train station, Waitrose, and the city centre.



LOCATION

Ideally located for Chester Railway Station, being only a few minutes walk away. Chester city centre is also only approximately 5-10 minutes walk from the development and the apartment is well served, being a few moments walk away from the Shropshire Union Canal with its array of modern bars, Waitrose supermarket and restaurants including the Old Harkers Arms public house and restaurant.

DIRECTIONS

From our Chester Branch, head north on Lower Bridge Street towards Grosvenor Street. Turn right onto Pepper Street and continue following the A5268. Next, turn right onto Foregate Street and stay on the A5268. Continue straight and then turn right onto The Bars. Take a slight left onto City Road, then turn right onto Queens Road. Proceed onto Shot Tower Close and finally, turn left.

PRIVATE ENTRANCE HALL

Enter through a dark wood-grain veneer front door into a space with wood-effect timber laminate flooring. The area features an electric wall heater, recessed ceiling downlights, and matching dark wood-grain veneer doors. These doors provide access to the cloakroom WC, the main open-plan living room, the study or third bedroom, and the laundry room. Stairs lead up to the first-floor accommodation.

LAUNDRY ROOM

5'3 x 4'7

With space and plumbing for a washing machine and housing the consumer unit, the hot water cylinder, and the Vent-Axia circulation system.



STUDY/ DOUBLE BEDROOM

3'11 x 9'9

With an electric wall heater and a full-length window facing the rear elevation, featuring electric-powered curtains.

OPEN PLAN LIVING SPACE

19'3 x 22'8

Continuing with the wood-grain laminate flooring, the open-plan room features recessed downlights in the ceiling, two electric wall heaters, and a full-length window facing the rear elevation. A large French door opens to the balcony, with both the window and door equipped with electric-powered curtains.



KITCHEN AREA

The kitchen area is fitted with a range of contemporary gloss white wall, base, and drawer units, complemented by a great granite work surface housing a stainless steel one-and-a-half-bowl sink unit with a mixer tap. Integrated appliances, all by Bosch, include a stainless steel double oven with an induction hob and extractor fan above, as well as a fridge/freezer and dishwasher.

**CLOAKROOM WC**

6'2" x 3'5"

The cloakroom features a Villeroy & Boch hidden cistern, dual-flush, low-level WC, along with a washbasin with a mixer tap and a mirror above. The flooring is porcelain tile, and recessed downlights are set into the ceiling. A chrome heated towel rail is mounted on the wall.

FIRST FLOOR LANDING

Also with dark woodgrain veneer doors off opening to both double bedrooms, to the bathroom and to a storage cupboard measuring 4'2" by 3'4" with a light.

**BEDROOM ONE**

18'6" x 9'8"

With access to eaves storage, an electric wall heater, and a solar-powered blinds for the skylight.

**BEDROOM TWO**

15'4" x 11'4"

Also with access to eaves storage, an electric wall heater and a solar powered blinds for the skylight. A dark wood grain veneer door opens to the ensuite.

**ENSUITE SHOWER ROOM**

7'9" x 5'3"

Another beautiful Villeroy & Boch suite, comprising a hidden cistern dual-flush low-level WC, a washbasin with a mixer tap and a mirror above, and an oversized shower enclosure with a protective glass screen and fixed shower rose. The flooring is ceramic tile, and the walls are fully tiled. A chrome heated towel rail and recessed downlights are set into the ceiling.

**BATHROOM**

7'4" x 5'2"

Yet another lovely suite by Villeroy & Boch, featuring a panelled bath with a mixer tap and a dual-head thermostatic shower above, along with a protective glass screen. It also includes a dual-flush hidden cistern low-level WC and a washbasin with a mixer tap and a mirror above. The flooring is ceramic tile, and the walls are fully tiled with an inset shelf. A chrome heated towel rail and recessed downlights are set into the ceiling.

EXTERNALLY

The property benefits from two parking spaces, one underground adjacent to the building and one outside.

ARRANGE A VIEWING

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

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

SERVICES TO PROPERTY

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

Council Tax: Band E - Amount TBC

Tenure: Leasehold

Length: 250 year lease from 1st January 2021.

Service Charge: £238 pcm

Ground Rent: £350pa.

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 & Country Estate Agents 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.



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.

