

Town & Country

Estate & Letting Agents

Newry Court, Chester

£169,950



This well-presented first-floor apartment is ideally located for easy access to Chester city centre, the train station, and local amenities. It features UPVC double glazing, gas central heating, and includes an entrance hall, living room with a kitchen, two bedrooms, and a bathroom. The property also offers two allocated off-road parking spaces at the front and a small, low-maintenance garden at the rear.

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

TEL: 01244 403900

DESCRIPTION

Ideally located for easy access to Chester city centre, the train station and a host of day to day facilities, this beautifully presented first floor apartment benefits from UPVC double glazing along with gas central heating. Comprising of an entrance hall rising to a first floor landing offering access to the living room with kitchen off, two bedrooms and the bathroom. Externally to the front of the property are two allocated off-road parking spaces with a small, slate chipped, low maintenance garden.



LOCATION

Situated off Brook Lane within walking distance of the city, the property is convenient for many local amenities including shops and schools and is within a short distance of the A41 ring road which provides easy commuting to neighbouring industrial and commercial centres and also the M53 motorway. Chester City Centre with its more extensive shopping and leisure facilities is close at hand.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge St towards St Olave St, turn right onto Castle St, and continue for 0.1 miles. At the roundabout, take the 2nd exit onto Nicholas St/A5268 and follow A5268 for 0.7 miles. At the next roundabout, take the 1st exit onto Upper

Northgate St/A5116 for 0.1 miles, then turn right onto A5116 for 187 feet. Turn left onto Liverpool Rd/A5116 and continue for 0.2 miles. At the roundabout, take the 2nd exit onto Brook Ln and continue for 0.3 miles. Turn left onto Newry Ct, then left again to stay on Newry Ct. The destination will be on the right after 354 feet.

ENTRANCE HALL

The property is entered via a light blue composite double glazed front door which opens to an entrance hall with stairs off leading to the accommodation with access to the loft space, a radiator, two deep built-in storage cupboards and doors off opening to the living room, both bedrooms and to the bathroom.



LIVING ROOM

13'6 x 10'6

With a window facing the rear elevation, radiator below, a coved ceiling and door opening to the kitchen.



KITCHEN

10'4 x 7'3

The kitchen is fitted with an array of attractive wood grain effect wall base and drawer units which are complimented by stainless steel handles, the worksurface space houses a stainless-steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven hob and extractor hood, there is also space and plumbing for a washing machine. The window faces the rear elevation, there is a radiator and a wall mounted Worcester gas boiler.



BEDROOM ONE

11'2 x 10'4

With a window facing the front elevation with a radiator below.



BEDROOM TWO

10'2 x 6'5

With a window facing the rear elevation and radiator below.



BATHROOM

6'4 x 6'1

Installed with a white three-piece suite comprising a panelled bath with a shower extension, a dual flush low level WC along with a pedestal wash hand basin, partially tiled walls with a radiator, extractor fan and an opaque window facing the front elevation.

EXTERNALLY

To the front of the property there is an outside storage cupboard to the right of the main entrance door, there are two allocated car parking spaces.

SERVICES TO PROPERTY

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

Council Tax: B £1771

Tenure: leasehold -

Ground rent £50 per annum

Service charge £215.52 per annum

Leasehold term 999 years beginning from 1995

ARRANGE A VIEWING

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

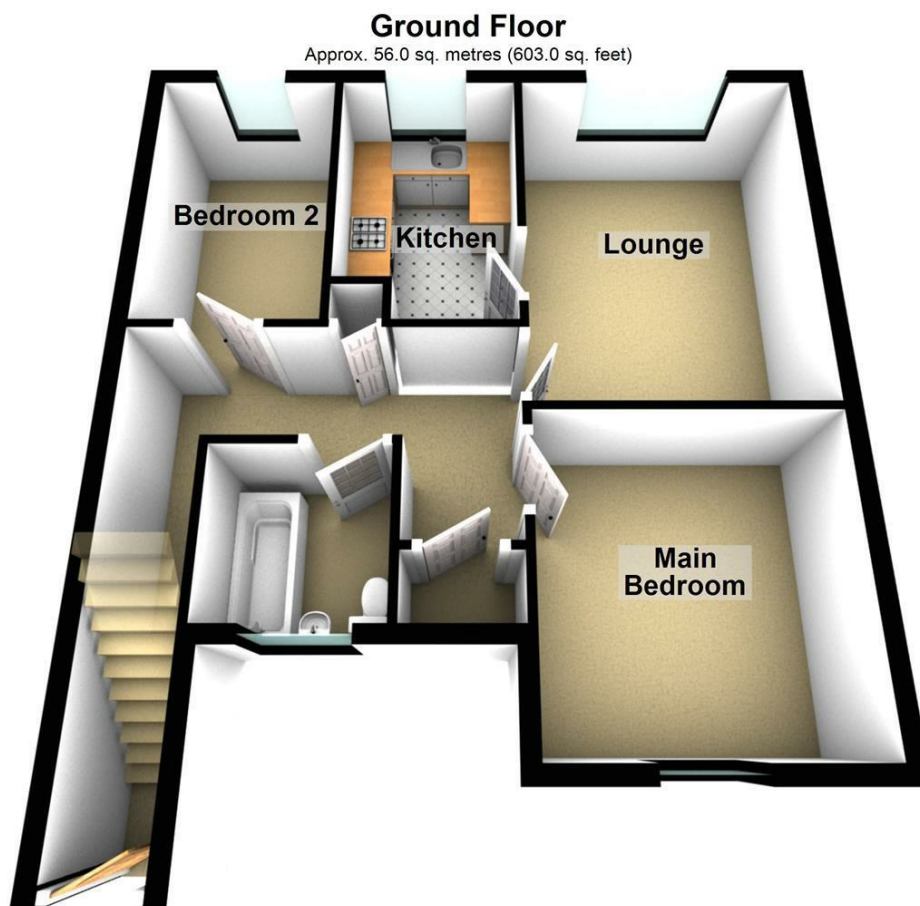
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.



Total area: approx. 56.0 sq. metres (603.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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	

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.