

Town & Country

Estate & Letting Agents

Kempton Close, Chester

£139,000



Two bedroom ground floor apartment with private off road parking space, recent leasehold extension and no onward chain. The property also benefits from a private management company; no agent, a share of the freehold and an opportunity to be involved as a director. The block is very well maintained with a very low maintenance charge of £61 pcm. Located in a sought after area, the property offers a perfect opportunity for first time buyers and investors alike. It close to both the city centre and the Greyhound retail park it is also convenient for the hospital and university.

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DESCRIPTION

This delightful ground-floor property, located on Kempton Close, is perfectly situated between Chester city centre and the Greyhound Retail Park. Built in 1989, this purpose-built apartment block benefits from UPVC double glazing and offers open and spacious living throughout, with two well-sized bedrooms and a comfortable living room with space for a dining area.



LOCATION

One of the standout features of this property is its prime location - convenient for the city centre, Chester Racecourse, Greyhound Retail Park, hospital and university. The area offers a variety of everyday amenities and scenic riverside walks along the Dee. In Chester, you can enjoy a vibrant mix of shops, restaurants, and cultural attractions, making it an ideal spot for those who appreciate the convenience of urban living.

DIRECTIONS

From the Chester branch head south on Lower Bridge Street towards Street. Olave Street, Turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, Turn left onto Watergate Street/A548, Turn right onto Sedgefield Road, then take the second left onto Kempton Close where you will see the apartment blocks at the end.

COMMUNAL ENTRANCE HALL

The apartment block is entered through a secure entrance vestibule which has private locked post boxes



PRIVATE ENTRANCE HALL

9'7" x 6'3"

The property is entered through a panelled front door leading to a spacious hall with rooms off to both bedrooms, the living room, bathroom and a airing cupboard housing the hot water pressure cylinder



LIVING ROOM

14'5" x 9'2"

A bright, double-aspect room with space for a dining area. Fitted with UPVC double-glazed windows facing the front and side elevations, an electric wall heater, and a door opening into the kitchen.



KITCHEN

8'8" x 5'3"

Fitted with white gloss wall, base, and drawer units complemented by stainless steel handles, the kitchen features a white marble-effect countertop that houses a stainless steel sink with mixer tap and a grey tile splashback. Integrated appliances include a stainless steel oven and an electric hob with an extractor fan above. Additionally, there is plumbing for a washing machine and space for a fridge/freezer. UPVC double-glazed windows overlook the side elevation, and a ceiling-mounted spotlight bar provides additional lighting.



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.**

SERVICES TO PROPERTY

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

COUNCIL TAX: B

TENURE: Leasehold

178 YEAR LEASE REMAINING £61

MAINTANCE



BATHROOM

5'8" x 4'10"

The bathroom is fitted with a white three-piece suite comprising a bath with mixer tap incorporating a mains pressure shower, a pedestal wash basin with mixer tap, and a dual-flush low-level WC. The walls are fully tiled, and a fitted mirror unit is positioned above the sink.



BEDROOM ONE

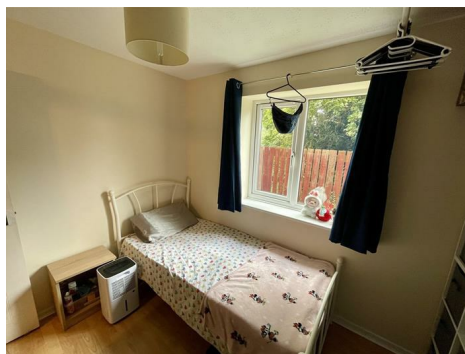
10'6" x 9'8"

Fitted with a UPVC double glazed window facing the rear elevation and a storage heater.

BEDROOM TWO

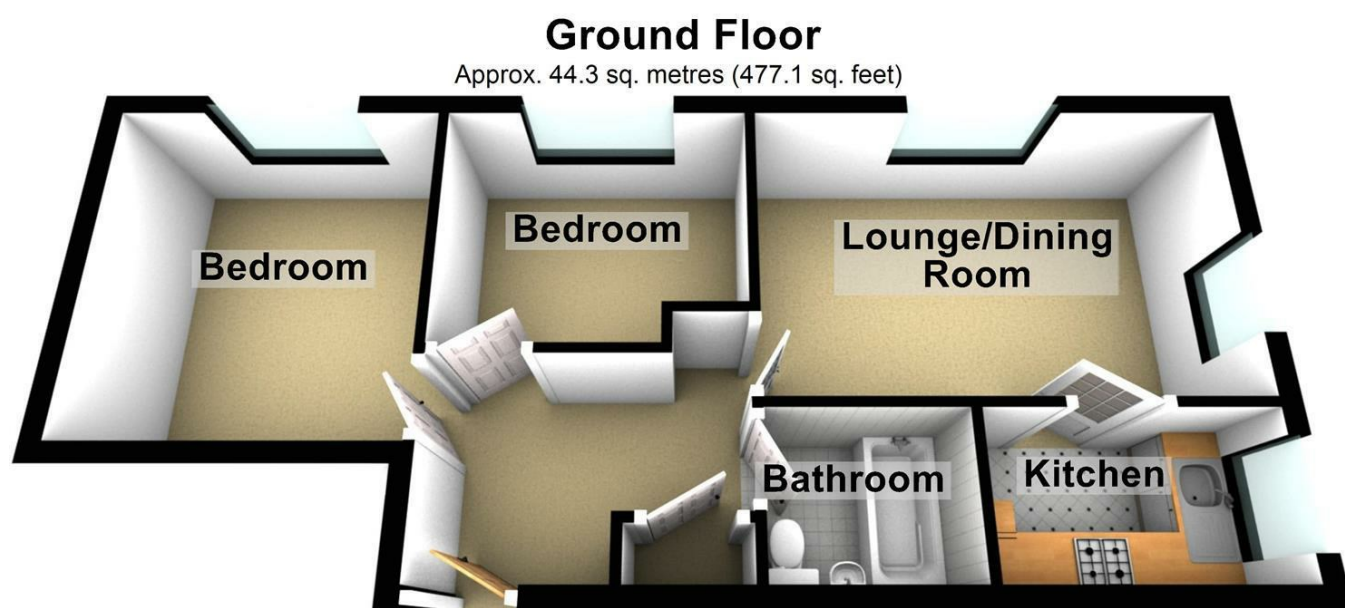
7'6" x 9'2"

With UPVC double glazed window facing the rear elevation and a storage heater. There is a built-in rail that can be utilised for a wardrobe/storage area.



EXTERNALLY

Private car park, lit at night with additional dedicated areas for washing, cycle storage and waste management



Total area: approx. 44.3 sq. metres (477.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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.