

Town & Country

Estate & Letting Agents

Abbots Park, Chester

Offers In Excess Of £125,000



Nestled in the tranquil cul-de-sac of Abbots Park, Chester, this charming first-floor apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. With one reception room, one bedroom, and a well-appointed bathroom.

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DESCRIPTION

Ideally situated for easy access to the city centre, the Greyhound Retail Park, local gyms, supermarkets, and a wealth of everyday amenities, this first-floor apartment is located in a quiet cul-de-sac. It benefits from gas central heating, UPVC double glazing, and comprises an entrance hall with stairs rising to the first-floor landing. The landing provides access to the living room, bedroom, kitchen, bathroom, and separate WC. To the rear of the property is a small lawned garden. This property is offered with the benefit of no onward chain.



LOCATION

The property occupies a lovely position in one of the most sought-after areas of the city. Good quality housing and a strong local community make it a highly desirable place to live. There are notable independent day schools including King's and Queen's. Local state schools include Overleigh St Mary's Primary, Belgrave Primary and Chester Catholic High School. The school bus for Abbey Gate College picks up on Hough Green. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. It also offers a direct and regular rail service to London Euston (about 2 hours). Chester is the home of the oldest racecourse in the country which provides an extensive programme of horse racing and other events including polo. There is a thriving restaurant and café culture in the city and various other leisure amenities including a picturesque golf courses.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas St/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate

St/A5116, turn right onto A5116, turn left onto Liverpool Rd/A5116, at the roundabout, take the first exit and stay on Liverpool Rd/A5116, go through 1 roundabout, turn left onto Abbots Park, the property will be on the left.

ENTRANCE HALL

The property is entered through a UPVC opaque double-glazed front door, which opens into a hallway with ceramic tile flooring, a radiator, and an opaque window to the rear elevation. There is a built-in cupboard housing the electric meter and consumer unit, as well as stairs rising to the landing.

LANDING

The landing features a radiator, access to the loft space, a window to the side elevation, a built-in cloak cupboard, and doors leading to the living room, bedroom, kitchen, bathroom, and separate WC.



LIVING ROOM

11'7 x 12'5

With a window facing the front elevation and a radiator.



KITCHEN

8'2 x 7'5

The kitchen is fitted with light wood grain-effect wall, base, and drawer units with stainless steel handles. There is ample work surface space housing a one-and-a-half bowl sink unit with a mixer tap and tiled splashback.

There is space for a cooker, a tall fridge-freezer,

and plumbing for a washing machine. The floor is laid with ceramic tiles, and the walls are partially tiled. A window faces the rear elevation. Mounted on the wall is a Worcester gas combination boiler.



BEDROOM

11'7 x 10'5

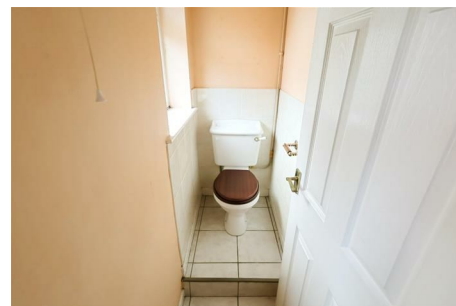
Includes a radiator and a window to the front elevation.



BATHROOM

5'2 x 5'3

Fitted with a panelled bath with a mixer tap and handheld wall-mounted shower attachment, a pedestal wash basin, ceramic tile flooring, partially tiled walls, an opaque window to the rear elevation, an extractor fan, and a radiator.



SEPARATE WC

5'3 x 2'0

With ceramic tile flooring, partially tiled walls, an opaque window to the side elevation, and fitted with a low-level WC.



EXTERNALLY

To the front and side of the property is off-road parking, which we are informed by the vendor is shared by the apartments. To the rear of the property is a small lawned garden. The driveway to the left of the apartment is privately owned. (Parking is unavailable here) however off road parking is available .

SERVICES TO PROPERTY

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

Tenure: Leasehold 999 years

Ground Rent: £0

Council tax: A £1595

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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.

