

Town & Country

Estate & Letting Agents

Kempton Close, Chester

£135,000



A well-presented two-bedroom first floor apartment enjoys a prime location within easy reach of Chester City Centre, Chester Racecourse, and the Greyhound Retail Park. Offering a bright dual-aspect living room, contemporary kitchen, shower room, and two comfortable bedrooms. Benefiting from UPVC double glazing, an allocated parking space, and ample visitor parking. This property presents a perfect opportunity for first time buyers, investors or those looking for cosy and convenient living.

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DESCRIPTION

This two-bedroom first floor apartment is ideally situated within easy reach of Chester City Centre, Chester Racecourse, and the Greyhound Retail Park. The property is conveniently placed for access to a range of local amenities, transport links, and leisure facilities. Benefiting from UPVC double glazing and in brief comprises an entrance hall, a double aspect living room, a modern kitchen and shower room along with two well sized bedrooms. Externally there is an allocated parking space and space for visitors.

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 Sedgfield Road, then take the second left onto Kempton Close where you will see the apartment blocks at the end.



ENTRANCE HALL

9'4" x 6'2"

Accessed via a secure communal entrance, the hallway features wood-effect laminate flooring, a built-in storage cupboard housing the hot water cylinder, an electric wall heater, and doors leading to the living room, kitchen, both bedrooms and the shower room.



LIVING ROOM

15'2" x 9'2"

A bright and spacious dual-aspect reception room with UPVC double glazed windows to the rear and side elevations. An internal door leads to the adjoining kitchen.



KITCHEN

8'4" x 5'0"

Fitted with a contemporary range of white gloss wall, base and drawer units with stainless steel handles, complemented by ample work surface space and tiled splashbacks. Integrated appliances include a stainless-steel oven, hob and extractor fan. There is also space and plumbing for a washing machine, and a freestanding fridge/freezer. A UPVC double glazed window faces the side elevation, and wood-effect laminate flooring completes the room.



SHOWER ROOM

5'9" x 4'7"

Fitted with a modern white suite comprising an oversized shower enclosure with electric shower, a vanity unit incorporating a wash hand basin with mixer tap, and a dual flush low-level WC. The walls are partially tiled, with ceramic tiled flooring and an extractor fan.



BEDROOM TWO

8'9" x 7'9"

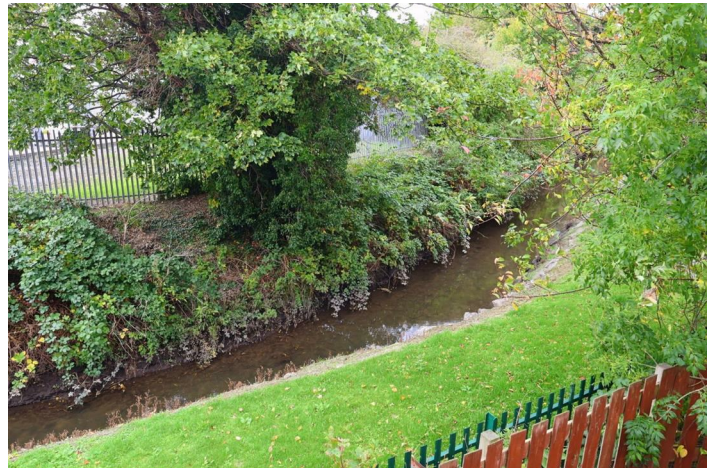
A generous single room or ideal study space, also with a UPVC double glazed window to the rear and an electric wall heater.



BEDROOM ONE

10'6" x 9'7"

A well-sized double bedroom with UPVC double glazed window to the rear and an electric wall heater.



EXTERNALLY

The property benefits from an allocated parking space (Space Number 6) along with several visitor parking bays usually available within the development.

ADDENDUM

This property can be purchased from the current vendors fully furnished.

SERVICES TO PROPERTY

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

Council Tax: Band B

Tenure: Leasehold

Maintenance Fee: £60.60 pcm

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.

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.

