

Town & Country

Estate & Letting Agents

Ranwonath Court, Northgate
Village

£135,000



A fantastic opportunity to purchase this well-presented one-bedroom ground floor apartment, ideally situated within easy reach of Chester city centre, the railway station, excellent motorway links and a wide range of local amenities. Offering spacious, move-in ready accommodation throughout, the property is perfectly suited to first-time buyers, professionals, downsizers and investors alike. A particular highlight is the bright living room with direct access to the communal gardens and the property's allocated parking space, providing a level of convenience rarely found in apartment living. The recently refitted contemporary kitchen with integrated appliances, modern bathroom and generous double bedroom with fitted wardrobes complete this attractive home. Combining a sought-after location, well-appointed accommodation and the benefit of allocated parking, this is an excellent opportunity to acquire a low-maintenance property ready to enjoy from day one.

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DESCRIPTION

The accommodation comprises an entrance hall, a spacious living room with direct access to the communal gardens and allocated parking space, a contemporary fitted kitchen with integrated appliances, a modern three-piece bathroom and a generous double bedroom with fitted wardrobes. Offering well-appointed, move-in ready accommodation throughout, this attractive apartment combines comfort, convenience and low-maintenance living.



LOCATION

Ideally situated within easy reach of Chester city centre, the property enjoys excellent access to a wide range of shops, restaurants, cafés and leisure facilities. Chester Railway Station is nearby, while the A55 and M53 provide convenient links for commuters. A range of local amenities and green spaces are also within easy reach, making this an ideal location for both homeowners and investors.

DIRECTIONS

From the Chester office, Chester, UK. Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 2nd exit onto Nicholas St/A5268. Continue to follow A5268. At the roundabout, take the 2nd exit onto St Oswalds Way/A5268. Turn left onto Victoria Rd. Turn right onto Northgate Ave. Turn left onto Hatherton Way. Turn right to stay on Hatherton Way. Arrive: Ranwonath Court, Chester CH2 2HB, UK

ENTRANCE HALL

The property is entered via a timber panelled front door opening into the entrance hall, which features wood-effect laminate flooring and doors leading to the living room, bedroom and bathroom.



LIVING ROOM

16'4" x 9'6"

A spacious and well-presented living room featuring wood-effect laminate flooring, an electric wall heater, and a UPVC double glazed door with glazed side panels opening onto the communal rear gardens. A particular feature is the direct access to the property's allocated parking space, providing added convenience without the need to use the communal entrance.



KITCHEN

9'5" x 6'5"

Recently refitted with a stylish range of contemporary grey wall, base and drawer units complemented by stainless steel handles and wood-effect work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Integrated appliances include an oven, hob, extractor hood, dishwasher, microwave and fridge/freezer. Finished with ceramic tiled flooring and a window overlooking the rear elevation.



BATHROOM

6'8" x 5'9"

Appointed with a modern white three-piece suite comprising a panelled bath with electric shower and glazed shower screen over, low-level dual flush WC and pedestal wash hand basin. The bathroom also benefits from partially tiled walls, ceramic tiled flooring and an extractor fan.



BEDROOM

12'4" x 9'4"

A generous double bedroom with a window to the front elevation, electric wall heater, built-in airing cupboard housing the hot water cylinder, and an excellent range of fitted furniture including a triple-door wardrobe with mirrored centre door, hanging rails, shelving and drawers.



EXTERNALLY

The apartment enjoys access to well-maintained communal gardens and benefits

from an allocated parking space conveniently positioned to the rear of the property, which can be accessed directly from the living room.

SERVICES TO PROPERTY

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

TENURE: LEASEHOLD - 962 YEARS REMAINING
lease began on the 10th January 1991
Service charge-£273.56 per quarter
Ground rent - £35

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.

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.

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.

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.

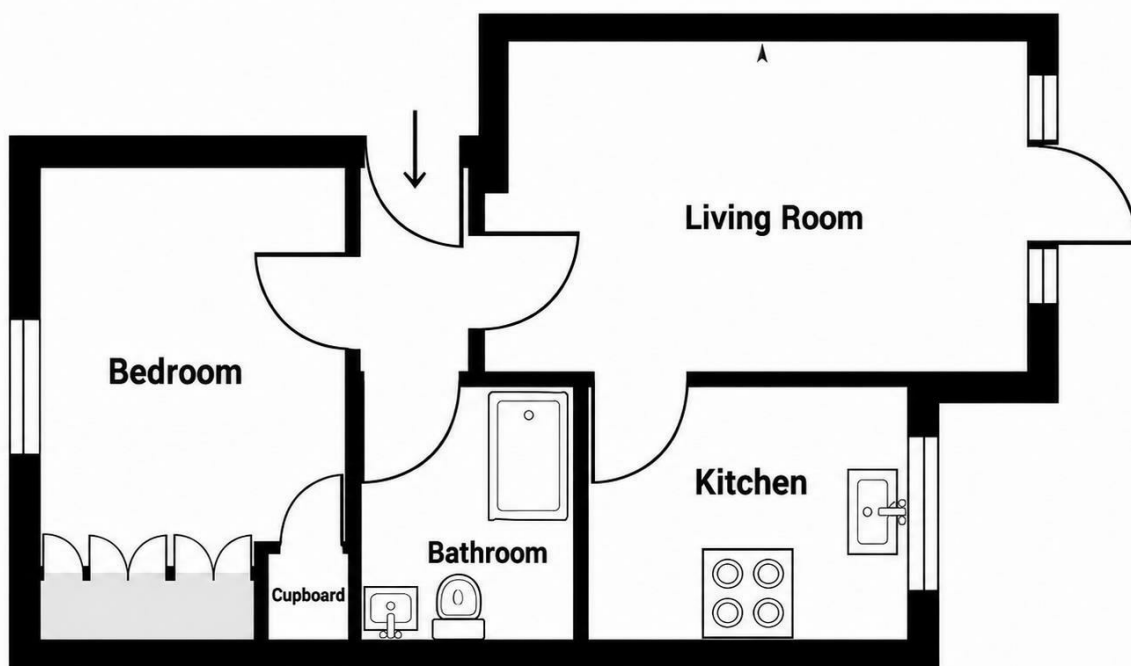
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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.