

Town & Country

Estate & Letting Agents

King Street, Chester

£300,000



A stunning first floor apartment, situated within this fabulous Grade II listed townhouse in one of Chester's most prestigious locations. Offering spacious accommodation, with a mixture of contemporary and original features, having the advantage of parking, communal gardens and an unrivalled conservation area location within the city walls. Viewing is essential to appreciate this wonderful home.

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DESCRIPTION

Occupying an enviable position within the prestigious King's Buildings, this beautifully presented one-bedroom apartment seamlessly combines elegant period charm with modern-day convenience. Sympathetically converted in the mid-1980s, the development retains a wealth of original architectural features, while the apartment itself boasts Georgian bar sash windows, decorative ceiling mouldings and coving, and a spacious open-plan living and dining room centred around an ornate feature fireplace. The accommodation is further enhanced by a well-appointed kitchen, a contemporary shower room, a generous double bedroom with a walk-in wardrobe, gas-fired central heating, a tandem double parking space, beautifully maintained communal gardens, a communal cellar, and connections to all main services. Ideally located in the heart of the historic Roman city of Chester, the property enjoys easy access to an excellent range of shops, restaurants, cultural attractions, and leisure facilities, together with outstanding rail and motorway links to major cities across the UK, making it an ideal purchase for first-time buyers, professionals, downsizers, or those seeking a characterful home in a highly desirable location.



LOCATION

The location of this superb apartment is equally impressive, situated within the historic Roman city of Chester and enjoying easy access to its excellent range of amenities and facilities, including Chester Racecourse, Storyhouse, and Chester General Railway Station, which provides regular services to London and many other major destinations across the country. The property also benefits from excellent road connections to the wider North West via the M53 and M56 motorways, the A41 and A51 trunk roads, and the A483 and A55 expressways. Public transport is equally convenient, with Chester Bus Interchange just a 10-minute walk away, offering regular services to Chester and the surrounding towns and villages.

DIRECTIONS

From our Chester office, head down Lower Bridge Street towards Handbridge. Turn right and continue down Castle Street until you reach the roundabout. Take the second exit onto St Martins Way. Then, take the third exit on the roundabout to head back down St Martins way and the property will be on the left hand side.

ENTRANCE HALL

7'9" x 4'0"

A wooden panelled front door opens into the entrance hall, featuring an intercom system and an open hallway leading to the inner hallway. Doors provide access to the shower room and the open-plan living and dining room.



LIVING/DINING ROOM

29'3" x 20'6"

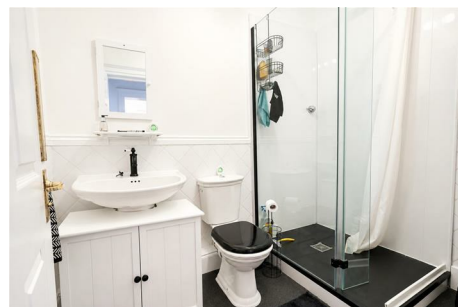
A spacious and elegant open-plan living and dining room featuring an ornate fireplace with a coal-effect living flame gas fire set within a marble surround and hearth. The room benefits from decorative ceiling coving, wall mouldings, and attractive arched display alcoves. Three vacuum-glazed sash windows to the front elevation, complete with integrated shutters, provide an abundance of natural light, with column-style radiators positioned beneath.



LIVING AREA



DINING AREA



SHOWER ROOM

5'7" x 7'8"

Fitted with a contemporary three-piece suite comprising a generous walk-in shower enclosure with a fixed overhead rainfall shower and glazed screen, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and the room is finished with ceiling coving.

INNER HALLWAY

4'5" x 5'2"

Providing access to the kitchen and bedroom.

KITCHEN

13'2" x 7'3"

The kitchen is fitted with a range of black base units complemented by granite work surfaces incorporating a resin single-bowl sink with mixer tap and tiled splashback. White wall-mounted display cabinets provide additional storage, while integrated appliances include a stainless steel oven and hob. There is also space and plumbing for a washing machine, together with space for a freestanding fridge freezer.



BEDROOM

17'6" x 16'0"

A generously proportioned double bedroom featuring decorative ceiling mouldings, a radiator, and an attractive arched sash window overlooking the rear garden. A door leads through to the walk-in wardrobe.



WALK-IN WARDROBE

7'3" x 5'2"

A useful dressing area with a sash window to the rear elevation and housing the wall-mounted Worcester gas combination boiler.



EXTERNALLY

To the rear of the property are beautifully maintained communal gardens, together with access to a private parking area via a gateway from Hunter Street. The apartment benefits from a tandem double parking space, allocated exclusively to the property and clearly marked with the designation 3B. From the main communal entrance hall, access is provided to a highly useful communal cellar, the use of which is shared between the three apartments within King's Buildings.



SERVICES TO PROPERTY

Council tax = E

Leasehold: From 01 November 1985 for 999 years

The property can only be used for Private Residence Occupation

The freehold is owned by the owners of the apartments in Kings Buildings, they all have an equal share and the name of the management company is Kings Buildings management Co LTD.

Monthly Management Fee £150.00 pcm

Five yearly maintenance work has been completed in (2022) -

Windows, Carpentry and internal/external decoration.

This property is Leasehold with the freehold held by Kings Buildings management Co LTD.

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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

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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.

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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.

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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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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