Town & Country
Estate & Letting Agents

Hopkinson Court, Chester

Offers In The Region Of £199,950









Welcome to this splendid top-floor apartment located in the desirable Hopkinsons Court. This modern residence offers a perfect blend of comfort and style, making it an ideal choice for both investors, first-time buyers and those seeking a convenient city lifestyle. One of the standout features of this apartment is the magnificent views it offers over the bowling green and park, extending towards the historic city walls of Chester. Viewing is essential to appreciate this wonderful apartment.

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DESCRIPTION

Hopkinsons Court is ideally situated just a short stroll away from. This prime location Chester city centre, combined with the modern amenities and stunning views, makes this apartment a truly exceptional opportunity. Do not miss your chance to make this delightful property your new home. As you enter the apartment the reception hall you are greeted by a spacious living /dining room perfect for relaxation or entertaining guests. The kitchen is fitted with a number of integrated appliances. The property boasts two generously sized double bedrooms, with the master bedroom featuring en-suite facilities for added privacy and convenience. The apartment also includes a well-appointed second bathroom. The apartment offers picturesque vistas that can be enjoyed from the comfort of your own home, creating a serene backdrop to daily life. Extremally there are communal gardens and an an allocated parking space is provided, an asset in this bustling city centre location.



LOCATION

The development is located just outside the city walls near to the famous racecourse and the River Dee where pleasant walks can be enjoyed. Situated within easy walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste. Leisure facilities are also close by including the Northgate Arena and Total Fitness. A Tesco supermarket is also within comfortable walking distance of the property. Hopkinson Court is well placed for easy commuting to all surrounding areas. The Chester Business Park is within a short drive together with the A55 Expressway which links into the motorway network.



DIRECTIONS

Proceed out of the City centre along Grosvenor Street to the roundabout, taking the exit to Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street. Continue under the bridge and past the Racecourse into New Crane Street. At the traffic lights turn right into Walls Avenue and Hopkinson Court will be found on the right hand side.

COMMUNAL ENTRANCE HALL

Accessible from either the front or rear car park with stairs rising to the accommodation above.

VESTIBULE

With timber laminate flooring and inner door opening to the entrance hall.

ENTRANCE HALL

A spacious entrance hall with timber laminate floor, wall mounted video intercom system, access to loft space and store/cloaks cupboard.



LIVING/DINING ROOM

22'10" x 14'0" max

A large living space with two windows framing magnificent views over the bowling green, the park and towards the city walls, timber laminate floor, recessed spotlights, two radiators, doorway to the kitchen.





KITCHEN

11'10" x 7'4"

The kitchen is fully fitted with a range of contemporary wall and base units and featuring a corner carousel unit, ample work surface space with an inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, built-in oven, hob and extractor hood, integrated fridge/freezer, dishwasher and washer/dryer, housing for gas combination boiler, ceramic tiled floor, radiator, ceiling extractor fan, window to the side elevation.



MASTER BEDROOM

15'6" X10'0"

Another spacious room featuring a range of fitted maple style wardrobes, recessed spotlights, window to the side elevation, radiator and access door to the en-suite.



EN-SUITE

A modern white suite with corner shower cubicle, hidden cistern low level WC, wash hand basin, partially tiled walls, ceramic tiled floor, heated towel rail, extractor fan.



BEDROOM TWO

11'2" x 7'2"

With a window to the side elevation, recessed spotlights and radiator.



BATHROOM

The bathroom is fitted with a modern white suite comprising panelled bath with shower over and screen, hidden cistern low level WC, wash hand basin, heated towel rail, partially tiled walls, ceramic tiled floor, extractor fan.



EXTERNALLY & PARKING

The property has been allocated parking which is located directly outside the rear access to the building.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council Tax: Banding D
Term: 999 years commencing from 1st July 2001
Ground Rent: £50 per year (Estates and Management Ltd)
Management: £100 per month (Minerva)

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

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.

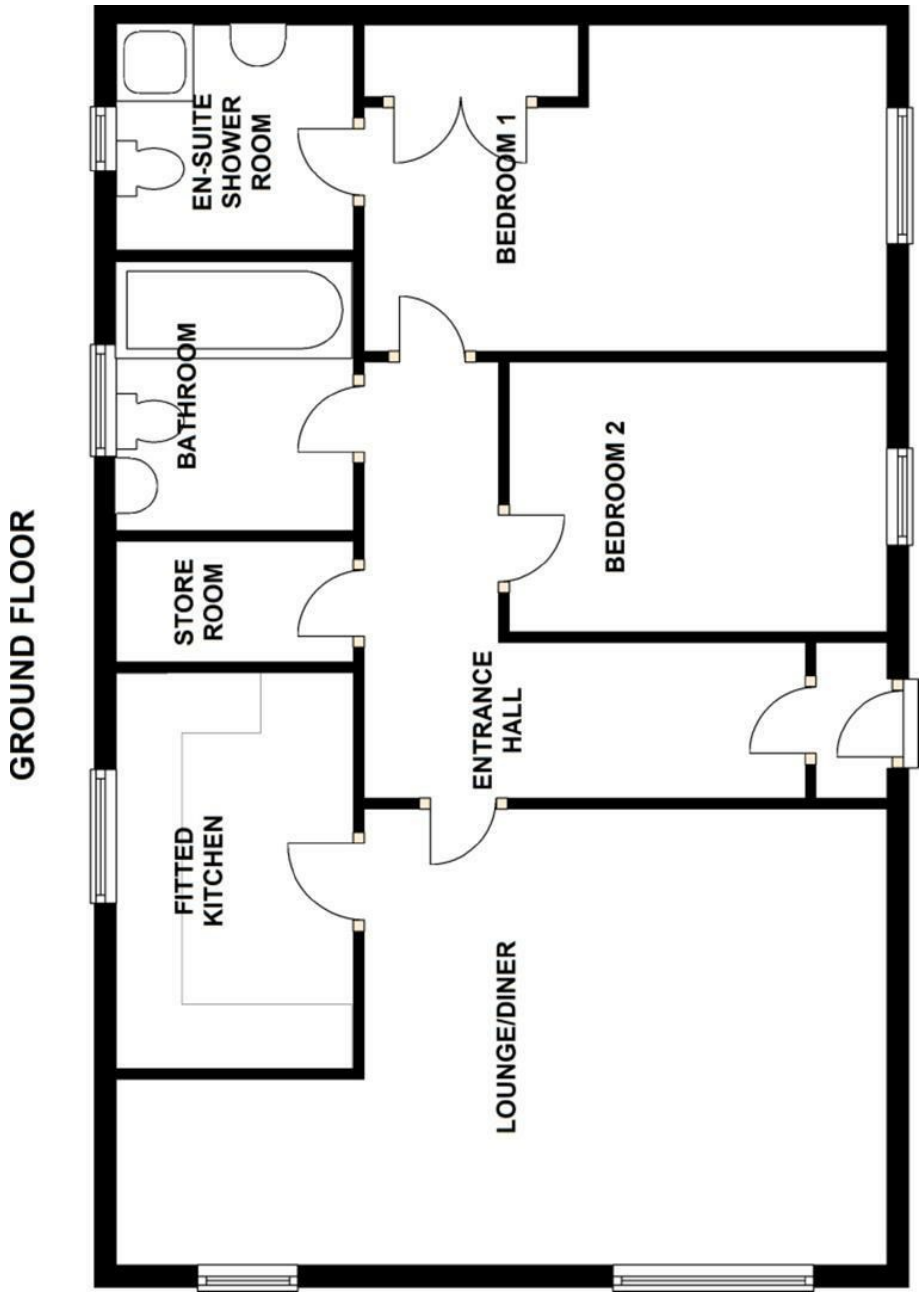
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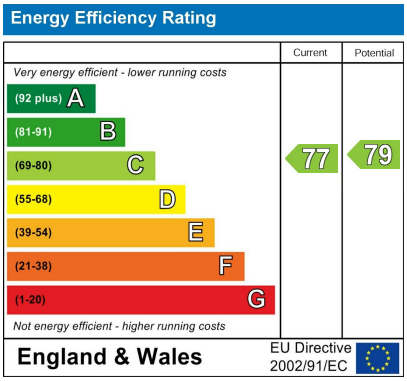
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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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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 most 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.