

Town&Country

Estate & Letting Agents

Salisbury Court, Chester

£135,000



This purpose-built apartment presents a fantastic opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a promising rental option in a sought-after area. With its appealing features and excellent location viewing is essential to appreciate all that Salisbury Court has to offer.

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DESCRIPTION

This charming top floor apartment is located on Haydock Close situated within reasonable walking distance of Chester City Centre. This purpose-built apartment block has the advantage of UPVC double glazing and a heating system that can be upgraded to allow Wi-Fi control. On approaching Salisbury Court, you are greeted by a red door opening into a communal lobby with a wall of post boxes on the right-hand side, a door with an electronic intercom leads into the hallway with stairs raising to the third floor. The apartment offers a delightful living space, featuring two bedrooms, and a comfortable living room, a fitted kitchen and modern bathroom. Communal facilities include shared outdoor washing-line area and communal bin storage. The apartment is set within maintained grounds, providing a pleasant environment for residents. Additionally, it comes with the added benefit of an allocated parking space, and visitor parking is available at the front



LOCATION

The apartment is situated in a quiet residential cul-de-sac in Chester, offering convenient access to the city centre and a range of local amenities. Nearby facilities include Greyhound Retail Park, with supermarkets such as Asda, along with various shops, cafés, restaurants and leisure facilities. Chester city centre is within walking distance and provides a wider selection of shopping, dining and entertainment options, while Chester Racecourse and the River Dee offer recreational opportunities. The area is served by local bus routes, and Chester railway station provides connections to regional and national destinations. For motorists, the location benefits from access to the A56, A55 and A5116, linking to the wider motorway network, including the M53 and M56, for journeys towards Liverpool, Manchester and North Wales. Overall, Haydock Close offers a convenient residential location with access to everyday amenities, public transport and regional road connections.

DIRECTIONS

From the Chester branch head south on Lower Bridge Street towards St. 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, turn right on Haydock Close and then right onto Salisbury court.



HALLWAY

7'10 x 9'11

The hallway features newly fitted Dimplex electric wall heaters, a newly fitted metal consumer unit, pendant light fitting, telephone intercom and access to the loft space. The walls and skirting boards are finished in white, complemented by oak-effect laminate flooring.



BEDROOM ONE

10'0 x 11'0

Bedroom one benefits from a Dimplex electric wall heater and a white UPVC window overlooking the rear car park. The room is finished with cream-painted walls, white skirting boards, beach-effect laminate flooring and a white pendant light fitting.



BEDROOM TWO

7'10 x 9'11

Bedroom two features cream-painted walls, white skirting boards, beach-effect laminate flooring and a white UPVC window overlooking the rear car park. A chrome three-way spotlight provides lighting.



BATHROOM

5'9 x 5'2

The bathroom is fitted with a white three-piece suite comprising a bath with an overhead Triton electric shower, a washbasin with pedestal and a WC. The room features black floor tiles, white glass wall tiles extending to full height around the bath, white-painted walls, a ceiling extractor fan, a Dimplex electric wall heater and a flush-fitting bathroom light.



LIVING ROOM

9'8 x 14'10

The living room benefits from a white UPVC window overlooking the rear car park and a further UPVC window overlooking the side gardens. The room features oak-effect laminate flooring, matching the hallway, a pendant light fitting and a Dimplex electric wall heater. A door leads through to the kitchen.



KITCHEN

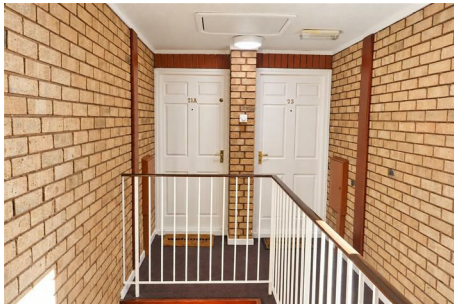
5'2 x 8'8

The kitchen is fitted with a range of satin-white wall and base units, including drawers, complemented by grey mottled-effect laminate worktops. Features include a stainless-steel sink with two pillar taps, an electric oven, a Beko electric hob, an integrated extractor hood, a Servis washing machine and a Beko fridge. Light-grey wall

tiles are fitted above the worktops, while the remaining walls are finished in cream, with white skirting boards and beach-effect laminate flooring.



EXTERNALLY



SERVICES TO PROPERTY

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

Tenure: Leasehold

The lease commenced on 1 June 1989 for 125 years, meaning approximately 87 years remain as of October 2026, subject to confirmation of the lease terms.

- Annual management fee: £1,020
- Council Tax: Band B

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.

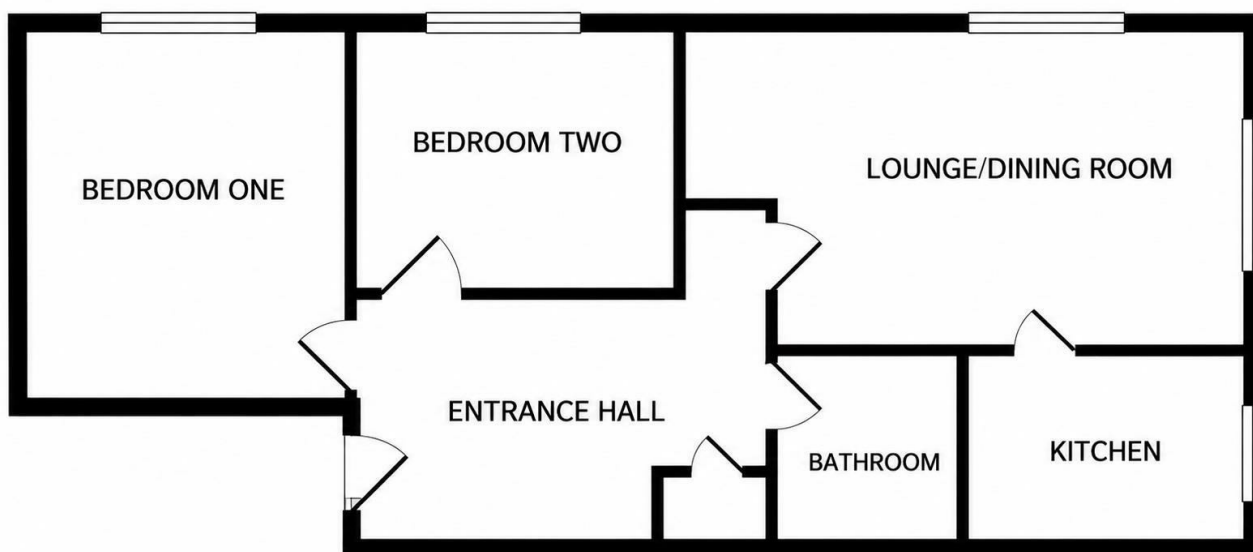
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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