



## BAKERS COURT, STEAM MILL STREET

£175,000

- NO ONWARD CHAIN
- TOP FLOOR APARTMENT
- GATED COMPLEX
- LARGE WINDOWS
- SPACIOUS ACCOMMODATION



# 16 1875 BAKERS COURT, CHESTER, CH3



Bakers Court is located on Steam Mill Street, the location has everything you would want if you're looking for city living with easy access into Chester and surrounding areas. This one bed penthouse apartment is brought to the market with no onward chain.

Experience the best of both worlds with this exceptional apartment nestled within a secure gated development, boasting a tranquil courtyard ambiance and mere moments away from the Shropshire Union Canal. Spanning an impressive 686 sq ft, the spaciousness and refined aesthetics become apparent upon exploration, making it a challenge to surpass the location, layout, and overall quality that Bakers Court epitomizes in today's bustling apartment market.

Step inside to discover a generously proportioned hallway leading to a luminous lounge/dining area flooded with natural light streaming through French doors and windows, seamlessly merging with a modern, open-plan kitchen. The kitchen features contemporary base and wall units complemented with fully integrated kitchen appliances.

The master bedroom offers a serene retreat with its built-in wardrobe and the bathroom echoes the same high standards with tasteful fixtures throughout with is

four-piece layout including bath, separate shower, floating sink and toilet.

Completing the package is an allocated parking space within the secure courtyard, ensuring convenience and peace of mind. With no onward chain, a swift sale is within easy reach, making this exquisite apartment an enticing opportunity not to be missed.

The annual ground rent is £62.50 per annum and the annual service charge is £1450.00. We are informed that there are 179 years left on the leasehold.



# 16 1875 BAKERS COURT, CHESTER, CH3 5AD



## **Council Tax:**

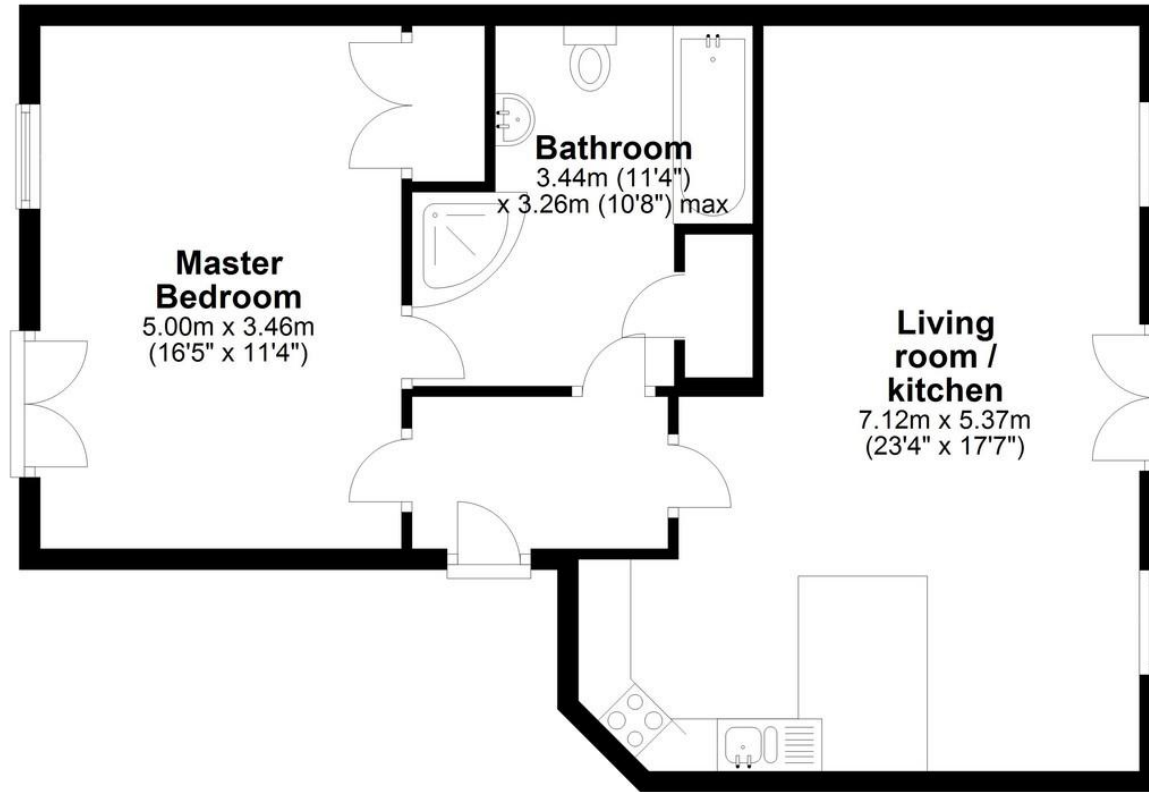
Band D

## **Local Authority:**

Cheshire West and Chester Council

## Ground Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements