



## THE QUARTER, EGERTON STREET, £168,000

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS

# EGERTON STREET, CHESTER, CH1 3NB



Positioned on the first floor within a sought-after city development, this well-appointed two-bedroom apartment boasts an en-suite shower room off the main bedroom and a prime location close to a wide range of amenities. Additionally, it benefits from an allocated parking space within a secure electric gated area, as well as a raised communal garden that serves as an attractive focal point for the development.

The building offers both a lift and a communal staircase for access to the third floor. Inside the apartment, a private hallway with a storage cupboard leads to the main living areas. Throughout, there's attractive wood-effect laminate flooring, except in the tiled washrooms.

The main living space is open-plan, featuring a modern kitchen with fitted units, integrated appliances, and a breakfast bar peninsula that partially separates it from the living/dining area. Natural light floods the space, especially with the assistance of the large French doors opening onto a Juliet balcony. The apartment comprises two bedrooms, with the principal room enjoying the convenience of en-suite shower facilities. The accommodation is completed by a bathroom featuring a three-piece white suite. UPVC double glazing and

electric wall heaters feature throughout the apartment.

The property forms part of a courtyard style development with a raised futuristic communal landscaped garden and seating area. External letter boxes, communal bin store and cycle store.

We understand that the tenure is leasehold for 999 years from 1st January 2004, the ground rent is £150 per annum and the service charge this year is £1689.87. The block is managed by Paramount.





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**Council Tax Band:**

**Local Authority:** Cheshire West and Chester Council

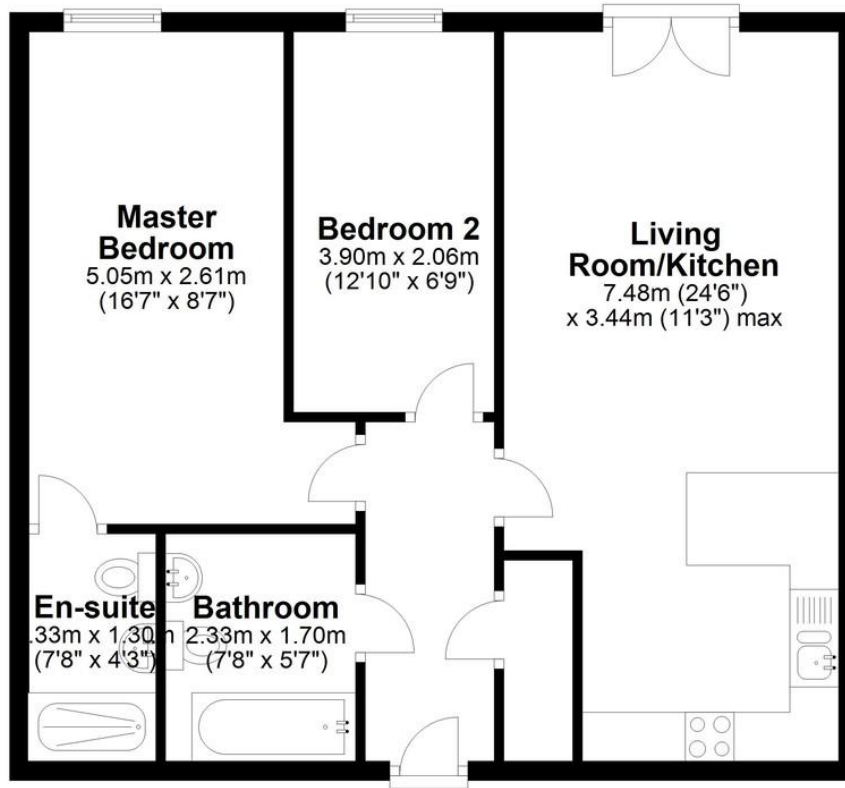
**Tenure:** Leasehold (979 Years)

**Service Charge (per annum):** £1,690

**Ground Rent (per annum):** £150

## Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 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

