



DUCHESS PLACE, CHESTER

£165,000

- NO ONWARD CHAIN
- CLOSE TO CITY CENTRE
- ALLOCATED PARKING
- RECENTLY FITTED KITCHEN
- TWO DOUBLE BEDROOMS

10 DUCHESS PLACE, CHESTER, CH2 2JL



A well-presented two-bedroom first-floor apartment located in Duchess Place, a popular development situated on the edge of the historic City of Chester, within easy walking distance of its famous attractions and amenities. The apartment features a recently fitted kitchen and modern flooring throughout. It benefits from an allocated parking space within the well-maintained communal grounds.

The apartment building can be accessed via communal doors and lobby areas at both the front and rear of the development. There is staircase access to the first floor, where the private entrance door to the apartment is located. The private hall features a convenient built-in storage cupboard in addition to an airing cupboard that houses the hot water cylinder.

This property features a large spacious and bright Lounge/Kitchen area, well-lit by large windows. The recently fitted kitchen features shaker style cupboards with laminate countertops. Appliances consist of an integrated oven/grill, four-ring hob with extractor fan with freestanding dishwasher and washing machine.

This apartment features two generously sized

bedrooms, providing adequate space for a small family or a professional looking for a home office setup with both bedrooms having fitted wardrobes.

The bathroom includes a three-piece white suite consisting of a bath with an electric shower unit, a pedestal wash hand basin, and a WC. The living room is light and spacious, offering a rear aspect view of the development through the large windows, and has an opening leading into the kitchen/diner.

The apartment features electric wall heaters and is fully double-glazed. There are USB charging points in main room including the kitchen.

Externally, there are communal grassed areas, and as mentioned, the apartment benefits from an allocated parking space.

Please note the tenure of this property is leasehold. We are informed by our client that there are 128 years remaining on the lease, which started as a 150 year lease on 1st Jan 2001 and the current monthly service charge is £130.92. The Ground rent is £72/year for the first 25 years and then it increases to £140 for the next 25 years. The purchaser should verify this prior to a legal commitment to purchase.



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Council Tax:

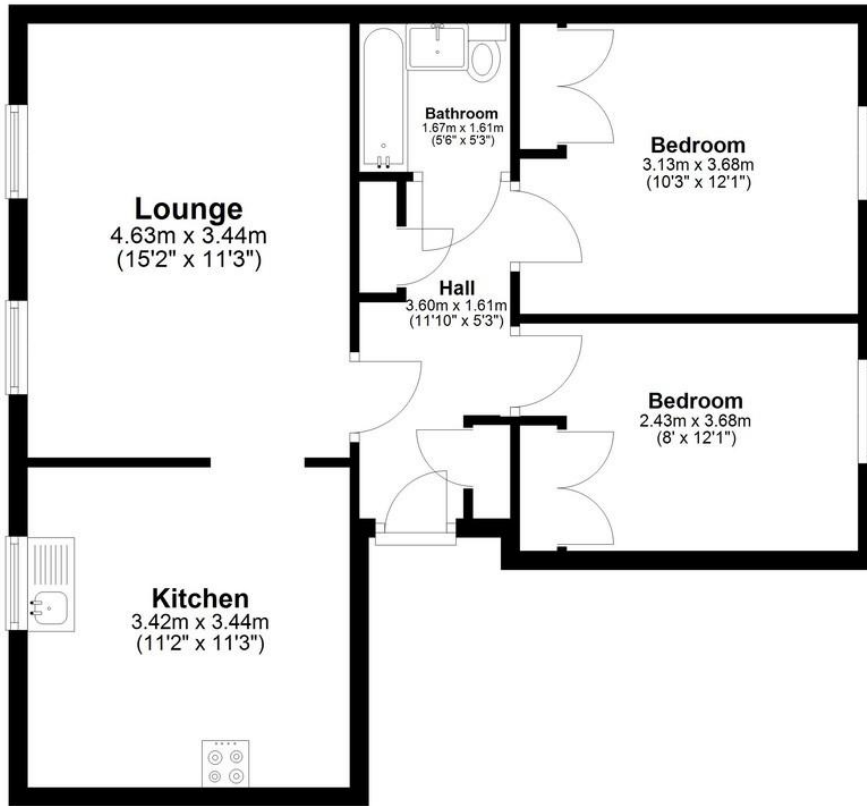
Band B

Local Authority:

Cheshire West and Chester Council

Apartment

Approx. 58.5 sq. metres (630.0 sq. feet)



Total area: approx. 58.5 sq. metres (630.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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