



EVERSLEY PARK, CHESTER

£170,000

- OPEN PLAN LIVING KITCHEN
- TWO DOUBLE BEDROOMS
- ALLOCATED CAR PARKING
- GAS CENTRAL HEATING
- FITTED WARDROBES
- TWO BATHROOMS

EVERSLEY PARK, CHESTER, CH2 2DY



Nestled within the beautifully maintained and highly sought-after Abbots Court development, this exceptional ground-floor apartment offers the perfect blend of space, style, and convenience. An outstanding opportunity for those seeking a generously sized home on the outskirts of Chester city centre, it boasts two double bedrooms, two bathrooms, and a spacious open-plan living area.

Set along a picturesque tree-lined street, this charming bay-fronted development truly stands out from the rest, exuding character and curb appeal.

Upon entering through the secure communal hallway, you'll be welcomed by a private porchway with a handy storage cupboard, leading into a well-proportioned hallway with additional storage and access to all rooms.

The impressive open-plan living area is bathed in natural light from two large windows, creating a bright and inviting space that's perfect for relaxing or entertaining. The stylish U-shaped kitchen is designed for both practicality and aesthetics, featuring shaker-style oak-effect cabinetry, sleek black granite-effect worktops, and integrated appliances including an oven,

gas hob, dishwasher, and washing machine. A breakfast bar return completes the space, ideal for casual dining.

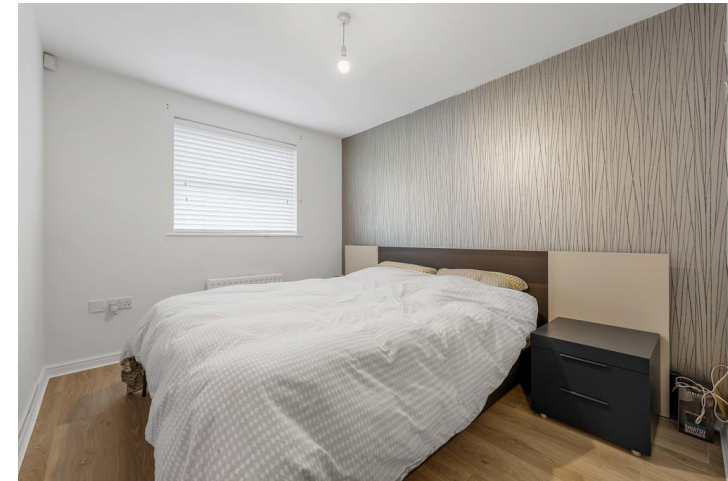
The principal bedroom is a fantastic size, offering a fitted wardrobe and a private en-suite shower room complete with a shower cubicle, WC, and sink. The second double bedroom also benefits from a built-in wardrobe and is served by a well-appointed main bathroom, featuring a full-sized bath, WC, and sink.

For added convenience, this apartment comes with ONE allocated parking space as well as access to FOUR visitor parking bays. The development is accessed via a secure intercom entry system, ensuring peace of mind.

Located just off Liverpool Road, to the North of Chester, the property is less than a twenty minute walk from the city centre but has some great amenities on its door step such as Total Fitness gym, Morrisons and Bache train station.

Leasehold Details:

- Lease Term: 999 years
- Ground Rent: £125.00 per annum
- Service Charge: £1,591.58 per annum



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Council Tax Band: C

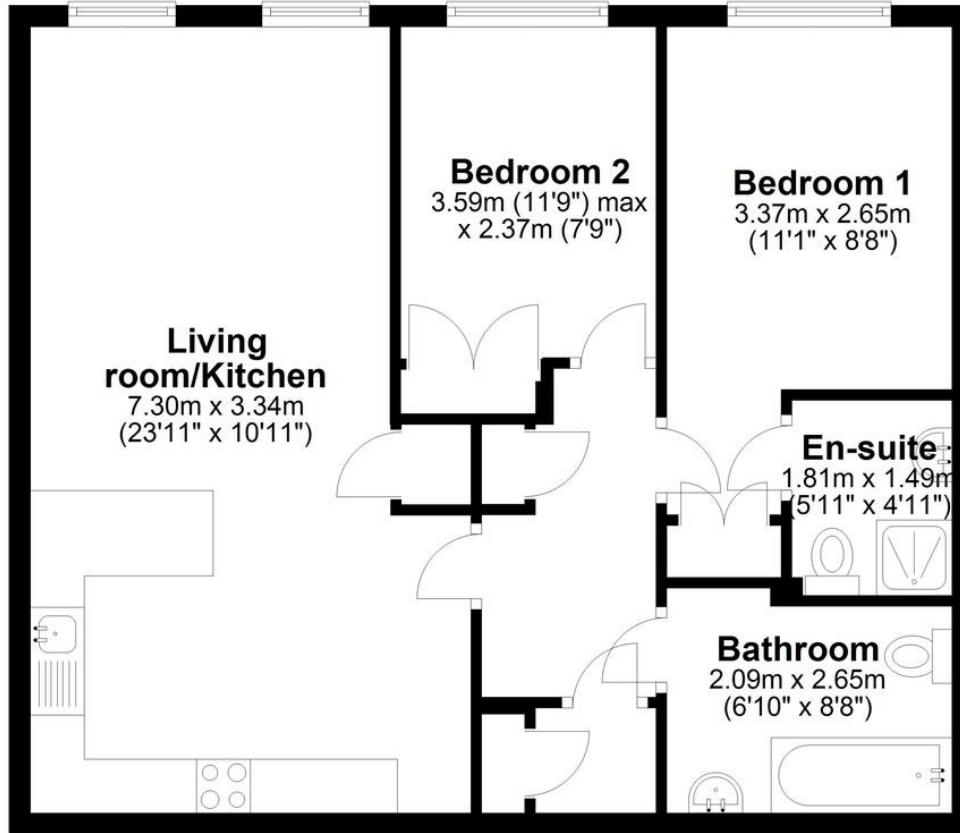
Local Authority:

Tenure: Leasehold (999 Years)

Service Charge (per annum): £1,592

Ground Rent (per annum): £125

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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