



38 Chesterton Court, Chester

£170,000

TWO DOUBLE BEDROOMS • SPACIOUS GROUND FLOOR APARTMENT • SMALL POPULAR DEVELOPMENT OFF BROOK LANE • SPACIOUS THROUGHOUT • IDEAL FOR A FIRST TIME BUYER OR INVESTOR • ALLOCATED PARKING SPACE • RECENTLY FITTED BOILER • MODERN SHOWER SUITE

Spacious ground floor apartment with two double bedrooms, open plan lounge, modern shower suite, allocated parking, secure entry, and neutral décor. Ideal for first time buyers or investors.

Council Tax band: B

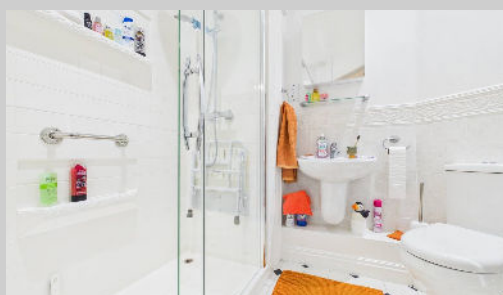
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

The apartment is set within a small popular development just off Brook Lane in Newton. Local shops including the very popular Hoole high street with boutique bars/shops/cafes & restaurants, Chester city centre and the railway station are within a short walking distance.

Hallway

Accessed via the front door with wood effect laminate flooring, intercom, radiator and large storage cupboard.

Living/Dining Room

14' 7" x 13' 9" (4.45m x 4.18m)

A spacious open plan multi-purpose room with laminate flooring, radiator & UPVC double glazed window.

Kitchen

7' 10" x 7' 2" (2.40m x 2.18m)

With a range of floor and wall base units, newly fitted 4 ring induction hob with extractor over, new integral fridge/freezer, integral washing machine, new sink & tap, partly tiled walls, recently fitted glow worm combi-boiler, radiator, vinyl flooring and UPVC double glazed window.

Bedroom One

12' 6" x 9' 9" (3.80m x 2.97m)

Light & airy bedroom with laminate flooring, radiator and UPVC double glazed window.

Bedroom Two

10' 3" x 9' 9" (3.13m x 2.96m)

Light & airy bedroom with laminate flooring, built in wardrobe, radiator and UPVC double glazed window.

Bathroom

4' 9" x 6' 10" (1.45m x 2.08m)

A recently fitted modern suite consisting of W/C, wash hand basin, shower cubicle, heated towel rail, partly tiled walls and vinyl flooring.

Lease Details

We understand there is 971 years remaining on the lease. The service charge is £1400pa and the ground rent is £70pa.



Approximate total area⁽¹⁾
53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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