





# welcome to

# **The Quarter Egerton Street, Chester**

Swetenhams are delighted to bring to the market this very well presented two bedroom ground floor apartment in close proximity to Chester train station ideal for commuting to neighbouring cities. Contact us to book your viewing today!













#### **Entrance Hall**

L shaped entrance hall with grey carpet, doors leading to the bedrooms and bathroom, built in cloak cupboard housing the immersion heater, consumer unit and shelving along with the intercom system.

## Kitchen/lounge

22' 9" x 12' 1" ( 6.93m x 3.68m )

Fitted kitchen with black tiled flooring, white gloss wall, base and drawer units and butchers block worktops, stainless steel one and a half drainer sink with extendable hose tap, wine racks, space for appliances, single electric oven with four ring ceramic hob, a stainless steel splashback and Neff stainless steel cylinder hood with an extractor fan. The kitchen opens up to the carpeted lounge area consisting of ceiling lighting, electric storage heater and double French doors with a Juliet balcony.

#### **Bedroom One**

11' 7" x 12' 2" ( 3.53m x 3.71m )

Fully carpeted bedroom with an electric storage heater, ceiling lighting, door leading to the ensuite and a UPVC double glazed window to the rear.

#### **Ensuite**

8' 11" x 5' 4" ( 2.72m x 1.63m )

Ensuite with tiled flooring and partially tiled walls, double shower cubicle, wall mounted wash basin, low level dual flush WC, fitted mirror, chrome ladder style radiator, ceiling lighting and extractor fan along with a UPVC double glazed window to the rear.

#### **Bedroom Two**

12' 2" x 8' 8" ( 3.71m x 2.64m )

Fully carpeted second bedroom with an electric storage heater, ceiling lighting and a large UPVC double glazed door to the rear leading on to a Juliet balcony.

#### **Bathroom**

8' 10" x 6' 1" ( 2.69m x 1.85m )

Bathroom with white tiled flooring and partially tiled walls, three piece white bathroom suite comprising

of a panel bath with a chrome electric shower above, chrome mixer taps, wall mounted wash basin with a fitted mirror above, a low level dual flush WC, chrome ladder style radiator, extractor fan and ceiling lighting.





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# **The Quarter Egerton Street, Chester**

- Ground Floor Apartment
- Secure Gated Allocated Parking
- Two Bathrooms One Family Bath and One Ensuite
- Open Plan Kitchen/Lounge
- · Beautifully Maintained

Tenure: Leasehold EPC Rating: E

# £175,000





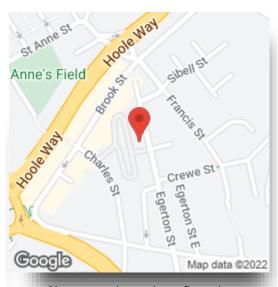
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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: CHS116747 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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