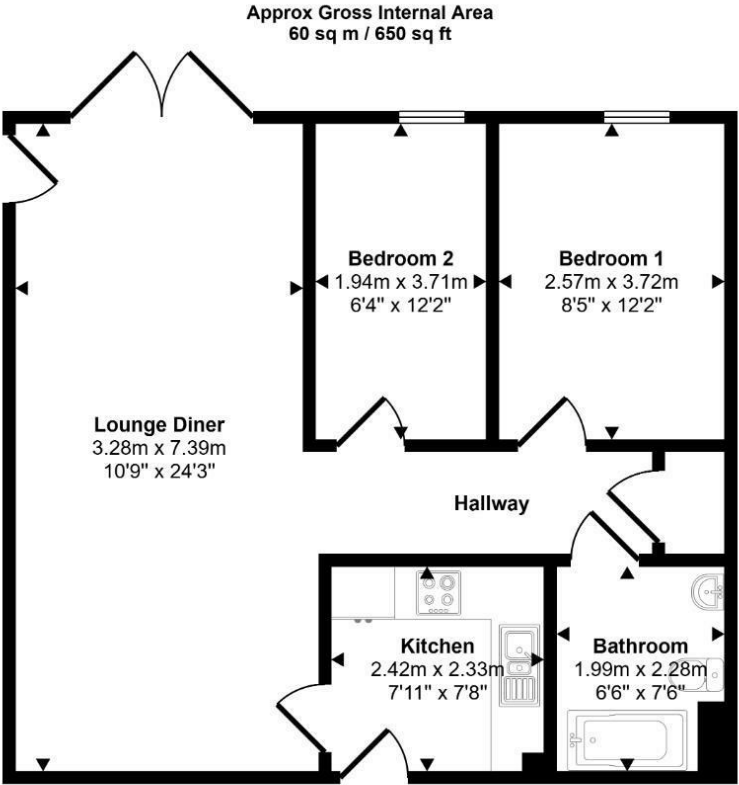
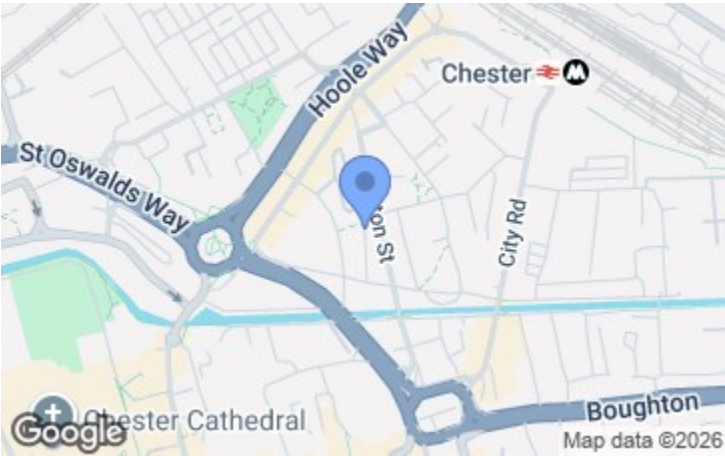


86, The Quarter Egerton Street, Chester, CH1 3NQ



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



**86, The Quarter Egerton Street**  
Chester,  
CH1 3NQ

**Price**  
**£150,000**

\* GROUND FLOOR APARTMENT \* ALLOCATED PARKING SPACE \* CLOSE TO RAILWAY STATION & CITY CENTRE. A two bedroom ground floor apartment forming part of a modern development constructed by Morris Homes within close proximity of the City centre and the Chester Railway Station. The accommodation, which features two separate entrance doors, briefly comprises: large living room/dining area, fitted kitchen with a number of integrated appliances, inner hallway with cupboard housing the hot water system, two bedrooms and bathroom. The property benefits from electric heating, intercom entry system and UPVC double glazed windows. Externally there is an allocated parking space within the courtyard of the development and a raised communal seating area.



LOCATION

There is a good range of shops in the immediate vicinity for everyday needs, and the property is situated close to the City centre, with its wide variety of shops and restaurants, pubs and clubs. The railway station is also within walking distance and easy access is available to the motorways and A55 North Wales expressway.

THE ACCOMMODATION COMPRISES:

COMMUNAL HALL

Communal entrance door with intercom entry system. Door with security peephole to the apartment.

KITCHEN

2.44m x 2.36m (8' x 7'9")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric hob with stainless steel splashback, extractor above and built-in electric fan assisted oven and grill. Integrated fridge/freezer, and washing machine, ceiling light point, extractor, mains connected heat alarm, wall mounted electric heater, and vinyl tile effect flooring. Door to living room/dining area.

LIVING ROOM/DINING AREA

7.52m x 3.43m narrowing to 3.30m (24'8" x 11'3" narrowing to 10'10")



UPVC double glazed French doors with Juliette style balcony, two ceiling light points, wall mounted electric heater, telephone intercom entry system. UPVC double glazed door to outside providing a secondary access. Opening to inner hall.

INNER HALL

3.89m x 1.22m (12'9" x 4')

With ceiling light point and a built-in cupboard housing the Pulsacoil 2000 cylinder with a light point and the electrical consumer unit. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

3.73m x 2.67m (12'3" x 8'9")



UPVC double glazed window, ceiling light point, and wall mounted electric heater.

BEDROOM TWO

3.73m x 2.01m (12'3" x 6'7")



UPVC double glazed window, ceiling light point, and wall mounted electric heater.

BATHROOM

2.34m x 2.06m max (7'8" x 6'9" max)



White suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower and glazed shower screen; wall mounted wash hand basin with mixer tap; and low level WC with concealed dual-flush cistern. Tiled display shelf, wall tiling to bath and shower area, chrome ladder style electric towel radiator, vinyl tile effect flooring, extractor, and ceiling light point.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout and proceed straight across, passing the Northgate Arena leisure centre on the left hand side. At the next roundabout take the first exit along Hoole Way and at the traffic lights turn right and then right again into Francis Street. Then turn immediately right into Egerton Street and the entrance gates to the development will be found after a short distance on the right hand side.

OUTSIDE



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.

GATED ENTRANCE



ALLOCATED PARKING SPACE

Allocated parking space: PDR.

COUNCIL TAX

\* Council Tax Band B - Cheshire West and Chester.

TENURE

\* We understand that the tenure is leasehold for 999 years from 1st January 2004.  
\* Service charge for the period starting on 1 Jan 2024 to 31 Dec 2026 is £2134 (Service Charge £1,878.00 and Reserve Fund £256.00).  
\* Ground rent: £150 per annum (2026).  
\* The parking space is ??  
\* The property is managed by Estates - Tel: 03330062930 - Email: enquiries@estatespm.co.uk  
\* We understand that the tenure is leasehold for 999 years from 1st January 2004. Lease End Date 1st January 3003

AGENTS NOTES

\* Services - we understand that mains electricity, water and drainage are connected.

\*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

\*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW