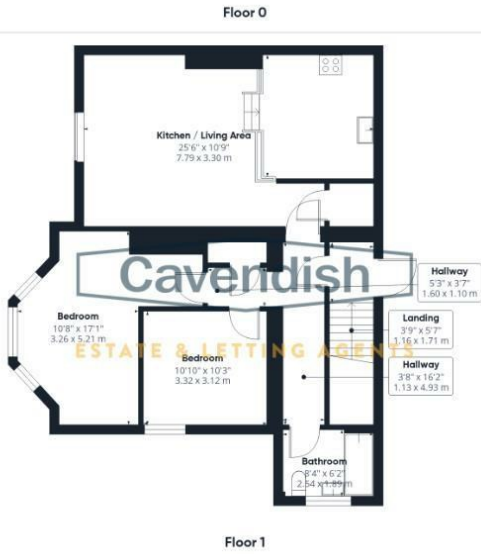


Modyn, Flat 2 Eversley Park, Chester, CH2 2AJ



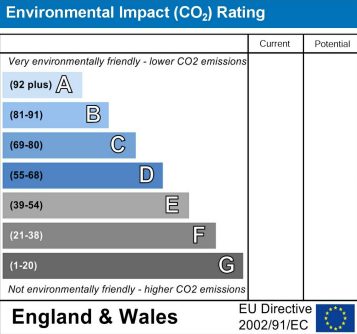
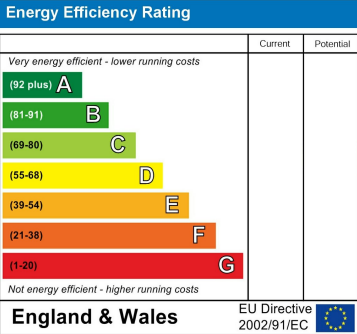
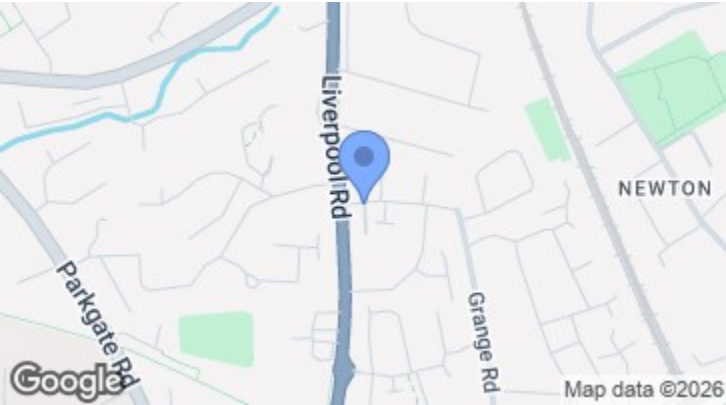
Approximate total area⁽¹⁾
960 ft²
89.2 m²



(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.

GIRAFFE360



Modyn, Flat 2 Eversley Park
Chester,
CH2 2AJ

Offers In Excess Of
£250,000

A beautifully restored and impeccably presented two-bedroom first-floor apartment within the handsome period building of Modyn, occupying a highly sought-after position within easy walking distance of Chester city centre. Offering elegant proportions, stylish interiors, allocated parking and mature communal grounds, this exceptional home is offered with no onward chain.

Forming part of a small and exclusive development, Modyn is a striking period building with considerable architectural appeal. The apartment retains a wonderful sense of scale, with high ceilings, generous rooms and an abundance of natural light, whilst having been thoughtfully upgraded for modern living.

The impressive open-plan kitchen, living and dining room forms the centrepiece of the home, providing an excellent space for both relaxing and entertaining. The contemporary kitchen includes integrated appliances and a useful pantry/store room.

There are two generous double bedrooms, with the principal bedroom enjoying a beautiful bay window overlooking the communal grounds and bespoke fitted wardrobes. A stylish modern bathroom completes the accommodation.

Outside, residents enjoy mature communal gardens together with an allocated parking space. The property's position is particularly appealing, with the city centre, Grosvenor Park, the River Dee, local amenities and the Countess of Chester Hospital all within easy reach.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

Location



Eversley Park is a highly regarded residential area, ideally positioned just outside Chester city centre and offering an enviable blend of tranquillity and convenience. The city centre is within easy walking distance, providing an exceptional choice of independent shops, restaurants, bars, cultural attractions and leisure facilities. The surrounding area also benefits from excellent everyday amenities, with supermarkets, gyms and the Countess of Chester Hospital all readily accessible. Green open spaces, including Grosvenor Park and the River Dee, are close by, providing beautiful places for walking and recreation. With excellent transport links and such close proximity to Chester's historic city centre, Eversley Park is a particularly desirable location for professionals, families and those seeking a well-connected city lifestyle.

Kitchen / Living Area

7.79 x 3.30 m (25'6" x 10'9")



This bright and spacious kitchen and living area is designed with a modern open-plan layout. It features sleek white cabinetry paired with black tiled splashbacks, creating a striking contrast. Integrated appliances include an oven and a washing machine, while a large window allows natural light to flood the space, highlighting the warm wood flooring that extends throughout the room. The living area comfortably fits a large corner sofa and a dining table, making it perfect for both relaxing and entertaining.



Bedroom 1

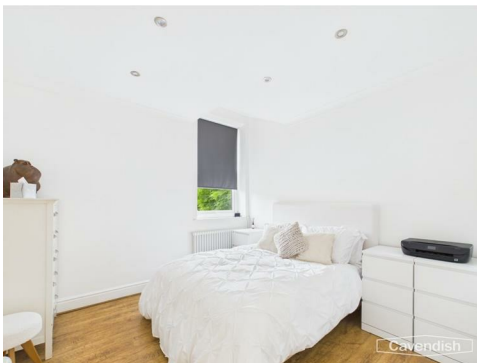
3.26 x 5.21 m (10'8" x 17'1")



The principal bedroom is a bright and airy space featuring a distinctive bay window adorned with wooden blinds, allowing plenty of natural light to enter. It offers generous room for a king size bed alongside bedside tables. Built-in wardrobes provide ample storage, while the crisp white walls and warm wooden flooring create a calm and inviting atmosphere.

Bedroom 2

3.32 x 3.12 m (10'10" x 10'3")



This second bedroom presents a tranquil setting with white walls and wooden flooring. It comfortably accommodates a double bed and has a window fitted with a dark roller blind. The room has space for practical storage options and benefits from natural light, making it a versatile space for guests or family members.

Bathroom

2.54 x 1.89 m (8'4" x 6'2")



The bathroom offers a clean and functional space tiled in a classic black and white scheme. It features a curved bathtub with a shower screen, a built-in vanity unit with a wash basin, and a WC. A frosted window provides privacy while allowing daylight to brighten the room.

Hallway / Landing

1.60 x 1.10 m / 1.13 x 4.93 m / 1.16 x 1.71 m (5'3" x 3'7" / 3'8" x 16'2" / 3'9" x 5'7")



The welcoming communal entrance is shared by three apartments and is bright and spacious, with neutral decor and carpeted flooring leading up to the first floor. The apartment hallway area connects to the various rooms with wooden flooring and is well-lit by natural light, ensuring a pleasant transition between spaces.

Front Exterior / Rear Garden



The exterior of the property is a striking traditional brick building characterised by ornate detailing and large bay windows, set within well-maintained communal grounds. The surrounding garden areas are spacious and mainly laid to lawn, bordered by mature hedges and trees which provide a peaceful and private setting.

Allocated parking

The property benefits from one allocated parking space and there is on street parking available.

Leasehold

964 Years remaining
Service charge £100 per month
Ground rent - N/A

*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.

*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.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

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.