



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	81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-90) 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		

**6 Pierpoint Court**  
Chester,  
CH1 2DL

**Price**  
**£275,000**

**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.

A beautifully presented two-bedroom second floor apartment forming part of an impressive converted Grade II Listed warehouse building, ideally situated close to Bridge Street in the heart of Chester city centre.

This stylish apartment offers spacious and characterful accommodation briefly comprising an entrance hallway leading to a superb open-plan kitchen, living and dining area, enhanced by four large windows that flood the space with natural light. The principal bedroom benefits from an en-suite shower room, while there is a further double bedroom, a useful study/store room and a modern bathroom.

The property also benefits from double glazed windows, gas-fired central heating and a secure intercom entry system.

Externally, the apartment has the added advantage of an allocated parking space — a rare and highly desirable feature within the city centre.

An ideal home for professionals, downsizers or investors seeking stylish city living within a historic and highly sought-after development.  
LEASE TO BE CONFIRMED



**LOCATION**

Pierpoint Court is ideally situated just off Common Hall Street in the area behind Bridge Street and Watergate Street and enjoys direct pedestrian linkages to Watergate Street and Bridge Street including The Rows. The area is situated within the South-Western quadrant of the historic central core of the city and is included within the Chester City Conservation Area.

**THE ACCOMMODATION COMPRISES:**



**COMMUNAL ENTRANCE HALL**



Glazed entrance door with intercom entry system, communal lighting, and staircase to the upper floors.

**SECOND FLOOR**



Door with glazed insert to the apartment.

**ENTRANCE HALLWAY**

6.38m x 1.07m (20'11" x 3'6")



Recessed LED ceiling spotlights, mains connected smoke alarm, single radiator with thermostat, and two double glazed windows, telephone intercom entry system. Doors to the kitchen/dining and living room, bedroom one, bedroom two, office/store room and bathroom.

**OFFICE STORE ROOM**

2.08m x 1.85m (6'10" x 6'1")



Ceiling light point.

**LIVING ROOM/KITCHEN AND DINING AREA**

5.92m x 5.82m overall (19'5" x 19'1" overall)



A large open-plan room incorporating a fitted kitchen with dining and living areas enjoying four double glazed windows which provides plenty of natural light, ceiling light point, recessed LED ceiling spotlights, and mains connected heat alarm.

**LIVING AREA**



**DINING AREA**



**KITCHEN**



Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops incorporating a breakfast bar area. Inset single bowl composite sink unit and drainer with mixer tap. Fitted four-ring ceramic hob with glass splashback, extractor above, and built-in electric fan assisted oven and grill. Integrated washing machine, dishwasher, fridge and freezer. Wall cupboard housing a Potterton Pro Max condensing combination gas fired central heating boiler, and vinyl floor covering.

**BEDROOM ONE**

3.07m x 2.69m plus door recess (10'11" x 8'10" plus door recess)



Double glazed window, ceiling light point, TV aerial point, and double radiator with thermostat. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.44m x 1.83m max (8' x 6' max)



Well appointed suite in white with chrome style fittings comprising tiled shower enclosure with wall mounted mixer shower, glazed shower screen and sliding glazed door; low level dual-flush WC with concealed cistern; and wall mounted wash hand basin with mixer tap. Display shelf, part tiled walls, tiled floor, single radiator with thermostat, double glazed window with obscured glass, recessed LED ceiling spotlights, fitted wall mirror, and extractor.

**BEDROOM TWO**

3.28m x 2.77m plus door recess (10'9" x 9'1" plus door recess)



Double glazed window, ceiling light point, and double radiator with thermostat.

**BATHROOM**

1.96m max x 1.93m (6'5" max x 6'4")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; wall mounted wash hand basin with mixer tap; and low level WC with concealed dual-flush cistern. Part-tiled walls, display shelf, tiled floor, chrome ladder style towel radiator with thermostat, fitted wall mirror, recessed LED ceiling spotlights, and extractor.

**OUTSIDE**



The property is located along Pierpoint Court. To the front there is a bin storage area with external letterboxes, intercom entry system and outside lighting.

**PARKING SPACE**



Located a short distance away at the top of Weaver Street there is an allocated parking space.

**DIRECTIONS ON FOOT**

From our office proceed along Grosvenor Street to the traffic lights and turn left into Bridge Street. Follow Bridge Street towards 'The Cross' and Common Hall Street will be found on the left hand side. Turn into Common Hall Street and after a short distance turn left into Pierpoint Court will then be observed on the right hand side.

**DIRECTIONS BY CAR**

From the agent's Chester office proceed to the Grosvenor Roundabout and take the third exit onto Nicholas Street. At the traffic lights turn right into Weaver Street. Follow the road around to the left and then take the turning right into Common Hall Street. Then turn right again into Pierpoint Court and the building will be observed on the right hand side.

**TENURE**

Leasehold - Lease details to be confirmed.

**COUNCIL TAX**

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

**AGENTS NOTES**

\* The property is located within the City Centre (Chester) Conservation Area.  
 \* Pierpoint Court is a Grade II Listed Building.  
 \* The property is on a water meter.  
 \* Pierpoint Court is managed by Chester Prestige Homes Ltd to which there is a service charge which is currently ETBC per annum (2026) and ground rent of ETBC (2026).

**LISTED BUILDING**

Warehouse. Early-mid C19, with some probably late medieval walling of the former City Common Hall. Sandstone, brown brick; grey slate roof. Ridge running north-south. EXTERIOR: 4 storeys, 5 windows. The west plinth, or adjoining wall against the warehouse, is approx 1.25m high and projects approx 0.40m, of coursed red sandstone, extending north in poorer condition as the flush plinth of the yard wall. It appears to be the only remaining part of the former Common Hall. The rest of the warehouse is in irregular bond brick. The west side has 2 loading openings, one with framed and boarded double doors, a framed and boarded pedestrian door and a window; the second storey has 4 windows, the third and fourth storey have 5 windows. The north and south ends have altered openings, the latter with a C20 external steel stair. The west side has blank first and second storeys and altered windows to the third and fourth storeys. Original openings have segmental arches of 2 header courses, except the fourth storey which has timber lintels. INTERIOR not inspected. Probably the best example of a detached city-centre warehouse in Chester, this item is of special interest for the remains of the Common Hall.

**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

**\*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.