



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**9 Brennus Place**  
Chester,  
CH1 2NE

**NEW**  
**£200,000**

**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.

Situated on the top floor, this well-presented two-bedroom apartment enjoys stunning far-reaching views towards the Welsh mountains, whilst also benefiting from a prime position overlooking the historic King Street in the heart of Chester.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan lounge/dining room, featuring a dual aspect that perfectly frames both the picturesque Welsh hills and the characterful streetscape of King Street. The generous kitchen offers ample worktop and storage space, together with room for all the essential appliances.

The bathroom has been beautifully refitted with a contemporary white three-piece suite, complemented by stylish grey tiling to create a sleek and modern finish. Both bedrooms are well-proportioned, making the apartment ideal for first-time buyers, professionals, downsizers or investors alike.

Further benefits include gas central heating, double glazing throughout, an allocated parking space, and access to well-maintained communal grounds.

Ideally located within walking distance of Chester's vibrant city centre, the apartment is perfectly placed to enjoy an excellent selection of independent shops, restaurants, bars and cultural attractions. Excellent transport links, including Chester Railway Station and easy access to the A55 and M53, make commuting to Liverpool, Manchester, North Wales and beyond both convenient and straightforward.



**Location**

Brennus Place enjoys a highly desirable position within easy walking distance of Chester's historic city centre, offering residents the perfect balance of peaceful surroundings and vibrant city living. Chester is renowned for its unique Roman heritage, iconic Rows, impressive cathedral and an outstanding selection of independent boutiques, cafés, restaurants and leisure facilities.

Excellent transport connections further enhance the location, with Chester Railway Station providing direct services to Liverpool, Manchester, London and North Wales, while the nearby A55 and M53 offer convenient access to the wider motorway network. The area also benefits from attractive riverside walks, beautiful parks and a wealth of cultural attractions, making it an exceptional place to call home.

**Entry**

1.28 x 0.94 m (4'2" x 3'0")

The entry area is compact, providing a welcoming access point to the home. It leads directly into the hallway.

**Hallway**

4.62 x 0.93 m (15'1" x 3'0")

This hallway runs through the centre of the property, linking the entry with the living spaces and bedrooms. It is straight and narrow with light-coloured walls and

flooring that maintain a bright and airy feel throughout the home.

**Living Room**

4.33 x 2.86 m (14'2" x 9'4")



This spacious living room benefits from a natural bay window that fills the room with light, creating a warm and inviting atmosphere. The room features elegant wood flooring and neutral walls, offering a versatile space for relaxing or entertaining. The generous proportions and open layout allow for a flexible arrangement of furniture and easy access to adjacent areas.

**Kitchen**

3.23 x 1.83 m (10'7" x 6'0")



This kitchen is well-equipped, featuring white cabinetry and a light countertop that contrasts nicely with the darker flooring. A large window above the sink allows plenty of daylight to enhance the clean and fresh feel of the space. The layout is practical, with integrated appliances and ample storage, making it a highly functional area for cooking and meal preparation.

**Bedroom 1**

3.77 x 2.55 m (12'4" x 8'4")



This bedroom offers a peaceful retreat with a charming bay window that invites natural light and provides a pleasant outlook. The room is decorated in calm, neutral tones with dark wood flooring that adds warmth. The space is well-proportioned to comfortably fit a double bed alongside bedside tables, making it a cosy yet airy place to unwind.

**Bedroom 2**

2.89 x 2.54 m (9'5" x 8'3")



A second bedroom features a similar tranquil aesthetic with a sizeable window that brightens the room. The space is versatile, suitable for use as a guest room or home office. It has neutral walls and wooden flooring.

**Bathroom**

1.93 x 1.83 m (6'4" x 6'0")



The bathroom is sleek and modern, fitted with a white suite that includes a bath with an overhead shower and a glass screen. Grey tiled walls add a contemporary touch and keep the space feeling fresh and bright, enhanced by a window that brings in natural light. The vanity unit provides practical storage for toiletries while maintaining a clean and uncluttered look.

**Allocated parking****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.

**Viewing**

By appointment through the Agents Chester Office 01244 404040.

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

**Leasehold**

Ground Rent - £171.16 (annual)  
Service Charge - £1800.00 (annual)  
Leave Term - 972 years (remaining)