



PALMER

ESTATE AGENTS

11 Gawer Court, Chester, Cheshire. CH1 4DA



£134,950

A spacious first floor apartment, conveniently located on the outskirts of Chester, close to the Countess of Chester Hospital and the University. The property is available for purchase with NO ONWARD CHAIN.

- First floor apartment
- Open plan kitchen/sitting room
- **LEASEHOLD:** Remainder of 150 year lease granted January 2006
- Dedicated parking space
- NO ONWARD CHAIN
- Council Tax Band - D
- Two bedrooms (master en-suite)
- Bathroom
- uPVC double glazing
- Convenient for the hospital and university
- Energy Rating - C



11 Gawer Court, Chester, CH1 4DA

A spacious first floor apartment, conveniently located on the outskirts of Chester, close to the Countess of Chester Hospital and the University.

The accommodation comprises of an open plan kitchen/sitting room, two bedrooms, the master having en-suite facilities, and a bathroom. uPVC double glazing and electric heating are provided. Externally there is a dedicated parking space, and the apartment is within a block set in attractive and well maintained grounds. The property is available for purchase with no onward chain.

ACCOMMODATION:

From the communal landing an entrance door with viewing optic opens to the;

Hallway:

Laminate flooring. Wall mounted heater.

Bathroom:

Bath with mains shower fitted over, wash basin and WC. Tiled floor and partially tiled walls. Shaver socket. Wall mounted towel heater/radiator. Extractor fan.

Utility cupboard.

Sitting Room/kitchen: *L-shaped measuring 6.93m x 6.55m (maximum) (22'9" x 21'6")*

Sitting Room: Two wall mounted heaters. Video entry phone. Full depth window with opening top lights together with further high level window. Laminate flooring.

Kitchen: Provided with wall and base cabinets and including oven, hob and stainless steel chimney fan. 1½ bowl sink unit. Space for washing machine, and for a fridge freezer. Ceiling mounted extractor.

Bedroom One: *3.60m x 3.12m (11'10" x 10'3")*

Wall mounted heater. Double glazed window.

En-suite:

Provided with double shower cubicle with sliding door, and electric shower fitment, wash basin, and close coupled WC. Floor tiling and partial wall tiling. Shaver socket. Extractor fan. Wall mounted towel rail/heater.

Bedroom Two: *2.81m x 3.45m (9'3" x 11'4")*

Wall mounted electric heater. Double glazed window.

External:

Dedicated parking space.

AGENTS NOTES:

Leasehold - 150 years from 1st January 2006

Service Charge: £1,886.04 per annum. Ground rent £150 per annum.

Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.

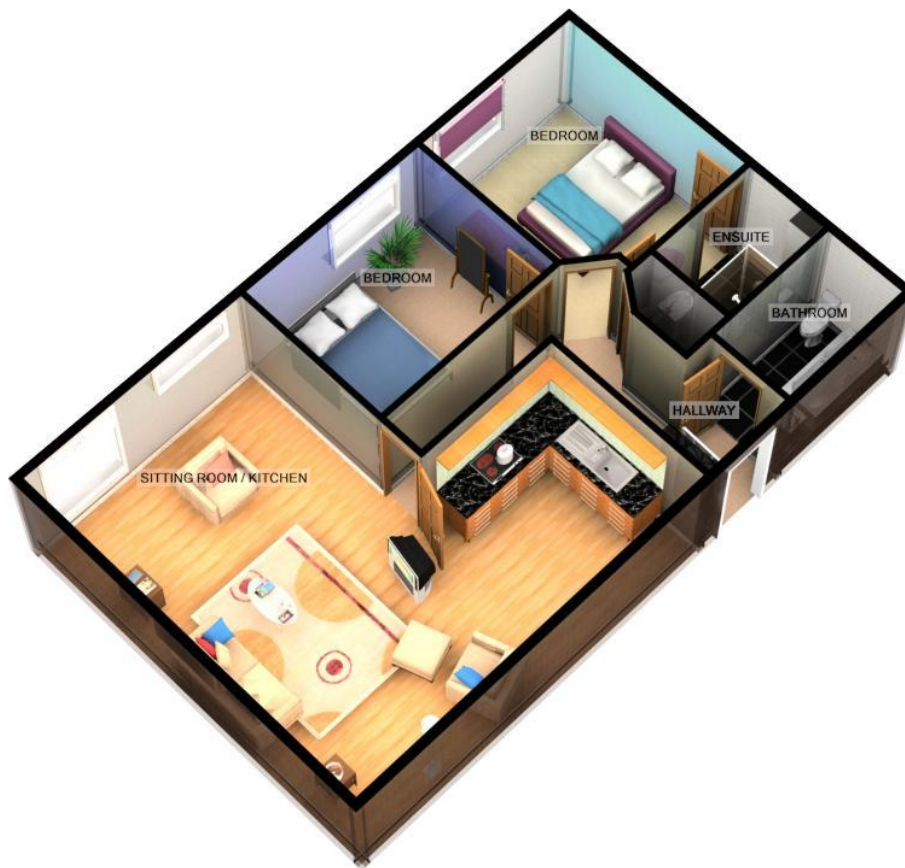


8 Brunswick Road, Buckley, Flintshire, CH7 2EF

Tel: 01244 548818 | Email: sales@palmerestateagents.co.uk

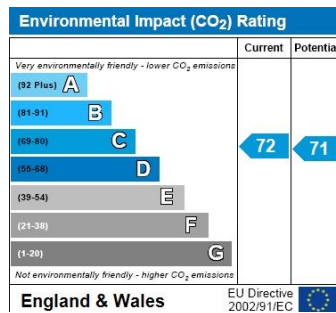
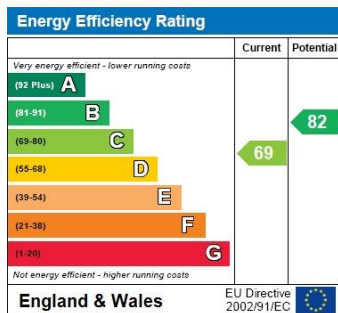
www.palmerestateagents.co.uk





TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018



The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions – the higher the rating, the less impact it has on the environment.

VIEWING ARRANGEMENTS: Strictly by prior appointment through **PALMER ESTATE AGENTS.**

Opening Hours: Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

FREE MARKET APPRAISAL: If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation* – simply call us to make an appointment.

*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

8 Brunswick Road, Buckley, Flintshire, CH7 2EF
Tel: 01244 548818 | Email: sales@palmerestateagents.co.uk
www.palmerestateagents.co.uk

