



# PALMER

## ESTATE AGENTS

**2, Gawer Court, Chester, Cheshire. CH1 4EA**



# £120,000

A spacious ground floor apartment, conveniently located on the outskirts of Chester. The property is available for purchase with NO ONWARD CHAIN.

- Two bedrooms (master en-suite)
- Electric heating
- Convenient location on the outskirts of the city
- NO ONWARD CHAIN
- Open plan kitchen/sitting room
- Bathroom
- Double glazing
- Dedicated parking space
- Energy Rating – C
- Council Tax Band - D



## 2, Gawer Court, Chester, Cheshire. CH1 4EA

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

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 block is set within attractive and well maintained grounds. Entry to the block is via a telecom entry system, providing additional security.

The property is available for purchase with **NO ONWARD CHAIN**.

### ACCOMMODATION:

Covered entrance way with telecom entry system to;

#### Communal Lobby:

With dedicated mail box. Fire door to inner hallway leading to entrance doorway with viewing optic to; From the communal lobby, with wall mounted dedicated mail box.

Entrance doorway with viewing optic to;

#### Hallway:

Laminate flooring. Wall mounted electric heater. Door to;

**Sitting Room:** 8.12m (maximum) x 5.25m (to the living area) x 3.09m (in the kitchen area) (26'8" x 17'3" x 10'2").

A spacious room with natural light provided by two full height uPVC double glazed windows. Laminate flooring throughout. Two wall mounted electric heaters.

#### Kitchen Area:

The kitchen area is provided with wall and base cabinets with complementary worktop and inset stainless sink unit. Built-in cooker with stainless steel chimney fan over. Two deep uPVC double glazed windows. Two electric heaters.

**Bedroom One:** 4.95m (maximum, reducing to) 3.30m x 2.54m x 3.45m (maximum) 16'3" reducing to 10'10" x 8'4" x 11'4")

Double glazed window. Wall mounted electric heater. Door to;

#### Ensuite Shower:

With a white suite comprising shower cubicle, wash basin and close coupled w.c. Tiled floor. Electric radiator/towel warmer. Double glazed window. Electric heater.

**Bedroom Two:** 3.30m x 2.84m (10'10" x 9'4")

Double glazed window. Electric heater

#### Main bathroom:

Provided with a white suite comprising bath, wash basin and close coupled wc. Tiled floor and wall tiling around bath area. Electric shaver socket. Electric radiator/towel warmer.

**External:** There is a dedicated parking space and covered entrance way with telecom entry. The apartment block is set within attractive and well maintained grounds, and the apartment is screened from the access road by specimen trees and shrubs.

**SERVICE CHARGE** - £2,526.68 pa )

) Figures as at September 2019

**GROUND RENT** - £200.00pa )



**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.

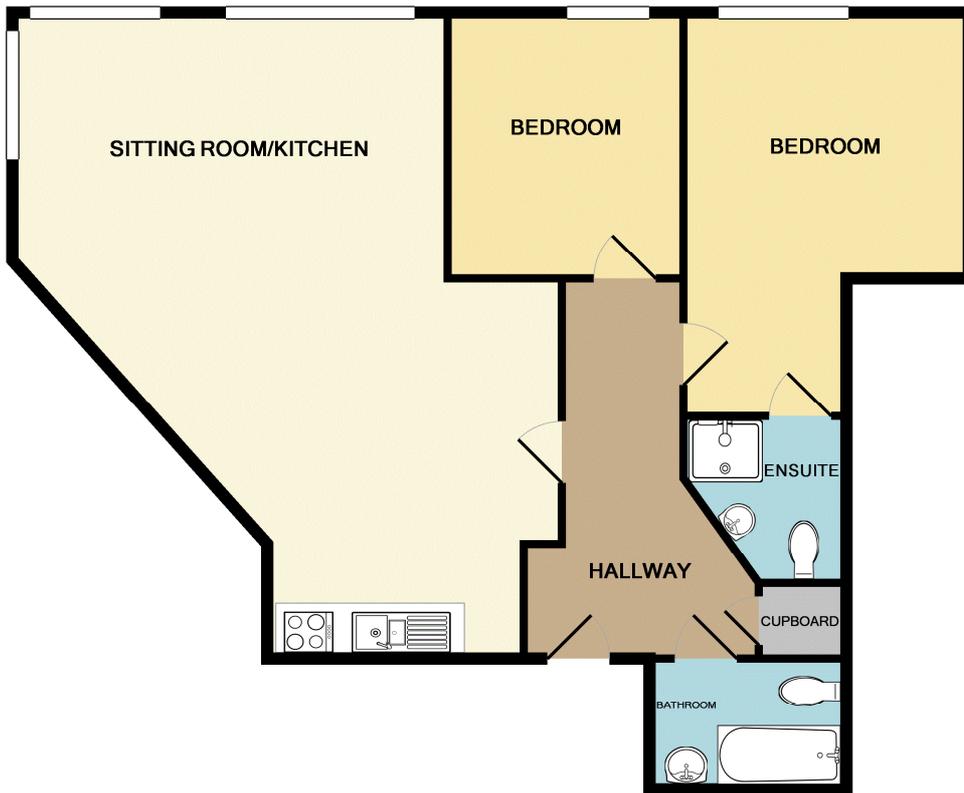
All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.

8 Brunswick Road, Buckley, Flintshire, CH7 2EF

Tel: 01244 549696 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)

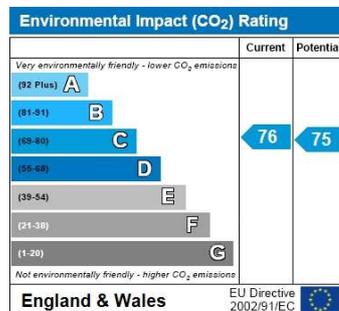
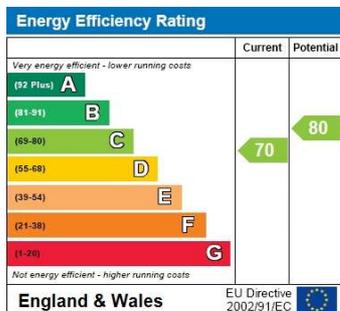
<http://www.palmerestateagents.co.uk>





TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2019



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 (CO<sub>2</sub>) 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.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

**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 549696 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)  
<http://www.palmerestateagents.co.uk>

