

36 Ethos Court



## For Sale by Private Treaty

### 36 Ethos Court, City Road, Chester, CH1 3AT

Enjoying a particularly pleasant outlook over the Chester City skyline and beyond, particularly convenient for the City Centre, Inter City Railway Station, the River Dee and local amenities including leisure facilities and national chains of shops. A particularly spacious fourth floor 2 bedroom apartment, well appointed and immaculately maintained with newly fitted carpets and allocated parking space. Providing the following accommodation, entrance hall, 20ft living room open plan to fully fitted kitchen, 2 good sized bedrooms, one with an en-suite shower room, family bathroom, internal inspection is highly recommended. An ideal purchase for private occupation or investment.

#### LOCATION

Ethos Court is situated just off the A51 main road leading into Chester City Center, off City Road which leads and is within walking distance of Chester Inter City Rail Station, and is particularly convenient for the excellent local amenities of Chester City Centre.

Chester is particularly conveniently located for travel via the M53 which leads to the motorway network, the A55 Expressway providing access to North Wales, the railway station providing direct contact to London Euston, and Manchester and Liverpool airports are within easy traveling distance.

Leisure facilities at hand include numerous golf courses, Chester Race Course and Liverpool and Manchester football clubs are within easy travelling distance. The River Dee is within walking distance, which is a particularly noted feature of the city. The apartment is accessed from the car park either by a lift or staircase to the fourth floor where there is a common entrance hall. The renowned Harkers Public House and Barton Rouge Restaurant are within immediate walking distance of this development and they overlook the canal.

## Asking Price: £179,950

## DESCRIPTION

The detailed accommodation which is particularly well presented provides the following accommodation;

L-shaped **Entrance Hall** with Cylinder cupboard housing OSO direct 20RD unvented water heater cylinder.

**Living Room/Dining Room/Kitchen.** Juliet balcony with double glazed door overlooking the city skyline. TV and telephone points. Open plan to the kitchen.

**Kitchen** is fully fitted with 1½ bowl stainless steel sink unit with mixer tap, Electrolux oven and grill with 4 hot plate electric hob unit above. Baumatic washing machine/ tumble dryer, refrigerator/freezer, Bosch freestanding microwave, base and wall units in high gloss and wood effect finish. Extractor hood. Recessed ceiling lighting.

**Principal Bedroom** with double fitted wardrobe. Over looking the city skyline.

**En- suite Shower Room** with a Roca suite comprising of a pedestal wash basin, low level WC and shower cubicle with chrome independently controlled shower fitting and shower screen. Fully tiled walls, heated towel rail, shaver point and extractor fan. Recessed ceiling lighting.

**Bedroom 2** with rear outlook.

**Family bathroom** with a Roca suite comprising of a pedestal wash basin, low level WC, fitted mirror and paneled bath. Tiled walls and floor. Recessed ceiling lighting.

## SERVICES

Mains water, electric and drainage Wall paneled electric heating. Intercom wall mounted telephone.

## COUNCIL TAX - D

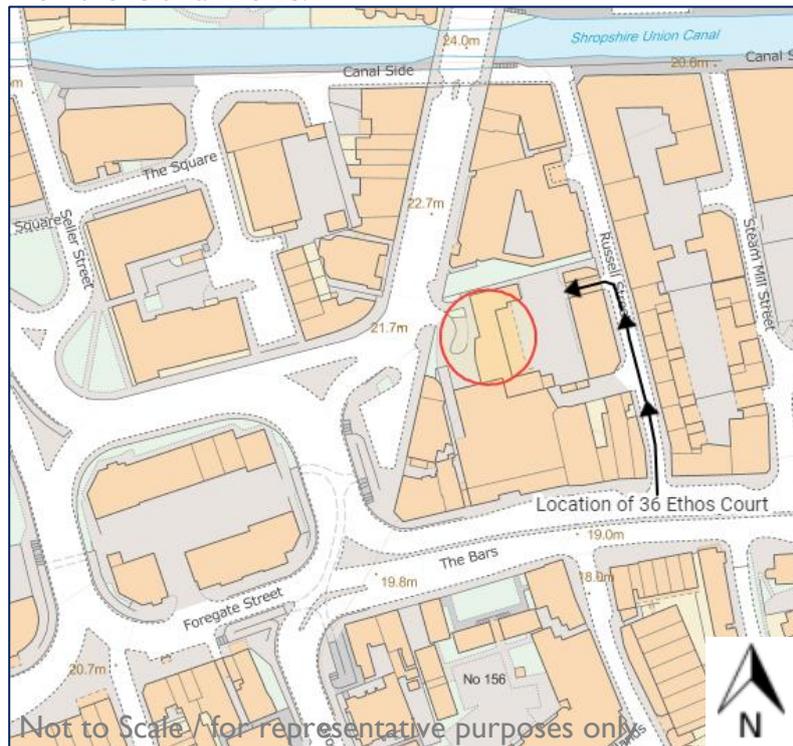
## PARKING

The apartment has its own parking space allocated in the car park immediately adjacent to the security gated rear entrance to the apartment block. There is lift and stair access to the apartment, accessed from City Road at the front of the apartment block or directly from the car park at the rear.



## DIRECTIONS

Proceed into Chester on the A51 road. At the Grosvenor Court Traffic Lights, proceed clockwise direction around the office block and return on the A51 towards Boughton and after a short distance, turn left into Russell Street, the security gated access to Ethos Court will be located after a short distance on the left hand side.



## TITLE AND TENURE

The property is sold leasehold with vacant possession upon completion.

## VIEWINGS

We ask that all viewings of the property are made via private appointment with the selling agent, by calling the office on 01829 773000 or email [robertikin@rosters.co.uk](mailto:robertikin@rosters.co.uk)

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all purchasing parties must provide the necessary evidence.

### LOCAL AUTHORITY

Cheshire West & Chester Council

58 Nicholas Street

Chester

Cheshire

CHI 2NP

Telephone: 0300 1238123

Website: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

### SELLING AGENTS

Robert Ikin

Rostons Limited

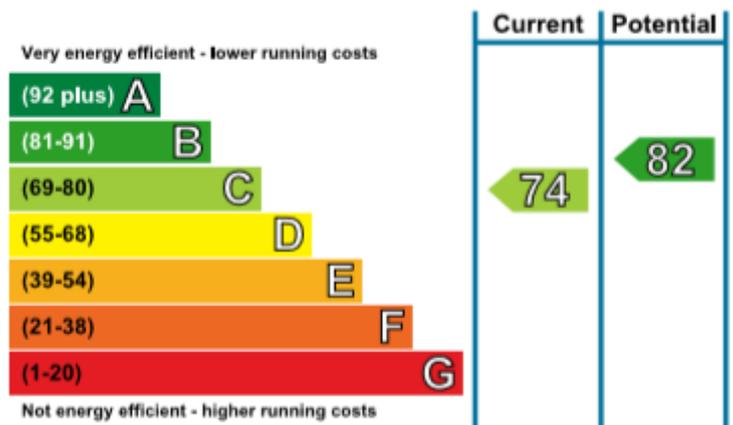
Whitchurch Road

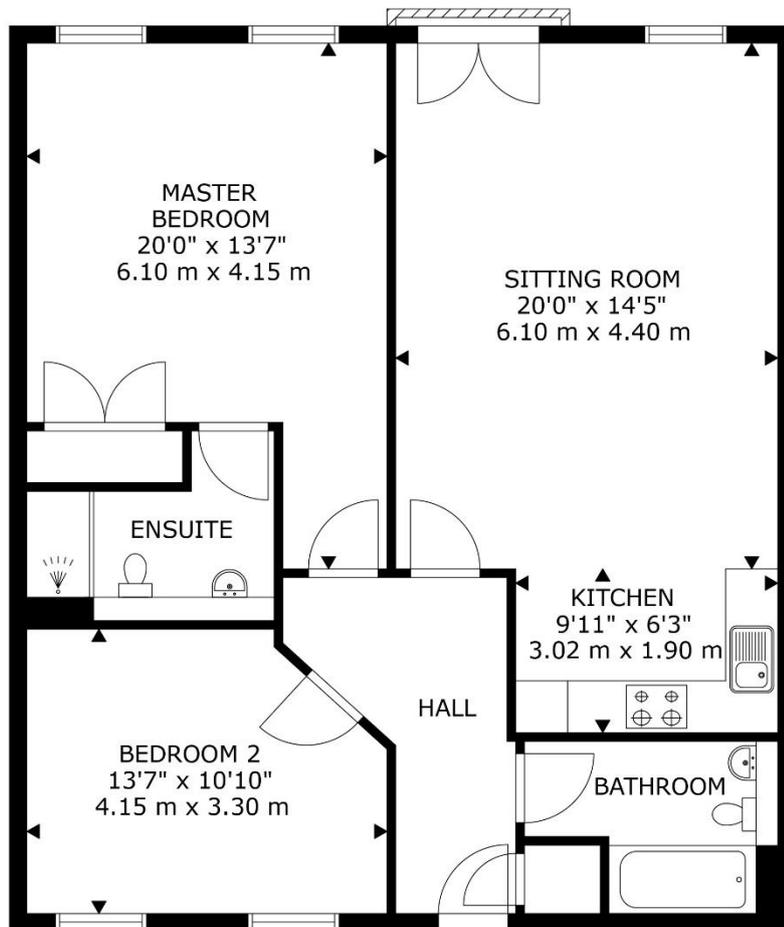
Chester

CH3 9AU

Tel: 01829 773000

Email: [robertikin@rostons.co.uk](mailto:robertikin@rostons.co.uk)





**GROSS INTERNAL AREA**  
 APARTMENT: 936 sq ft, 87 m<sup>2</sup>  
 TOTAL: 936 sq ft, 87 m<sup>2</sup>