



A BEAUTIFULLY PRESENTED APARTMENT IN THE CITY CENTRE

4 BRENNUS PLACE
CHESTER CH1 2NE

Leasehold

savills

A NEWLY REFURBISHED APARTMENT IN A POPULAR CITY CENTRE DEVELOPMENT

4 BRENNUS PLACE CHESTER CH1 2NE

Leasehold

Entrance hall ♦ Utility area ♦ Open-plan kitchen/living area ♦ Master bedroom with en suite shower room ♦ Guest bedroom ♦ Bathroom ♦ One parking space ♦ EPC rating = C

Situation

4 Brennus Place is situated in a popular development within the Roman walls in the heart of the historic city of Chester. All the amenities that the city has to offer including excellent shops and fine dining are within walking distance.

A key attraction of Chester is the quality of education and this particular location is attractive to those with children schooled at King's and Queen's both of which are easily accessible.

The Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants and cultural activities. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. There is a direct and regular rail service to London Euston (about 2 hours).

Chester is the home of one of the oldest racecourses in the country and it provides an extensive programme of horse racing and other events including polo. Grosvenor Park, during the summer months, hosts a programme of outdoor theatre.

Description

4 Brennus Place has been recently renovated by the current owner and the accommodation reconfigured to provide a useful utility area. The apartment is beautifully presented and is tastefully decorated. Entry is via communal entrance with intercom and the apartment is situated on the second floor.

The internal accommodation is arranged around a central reception hall off which is the utility area (entered via the front door), open-plan living room with entrance through to the kitchen.

The living room is a very bright space with large dual aspect windows. The kitchen has a range of wall and base units and integrated appliances to include stove with extractor hood and dish washer.



The master bedroom has an en suite shower room. There is also a guest bedroom and a separate bathroom.

OUTSIDE

There is one allocated parking space.

SERVICES

Mains, gas, electricity, water and drainage.

SERVICE CHARGE

As of August 2017 £148 per calendar month.

GROUND RENT

£100 per annum.

COUNCIL TAX

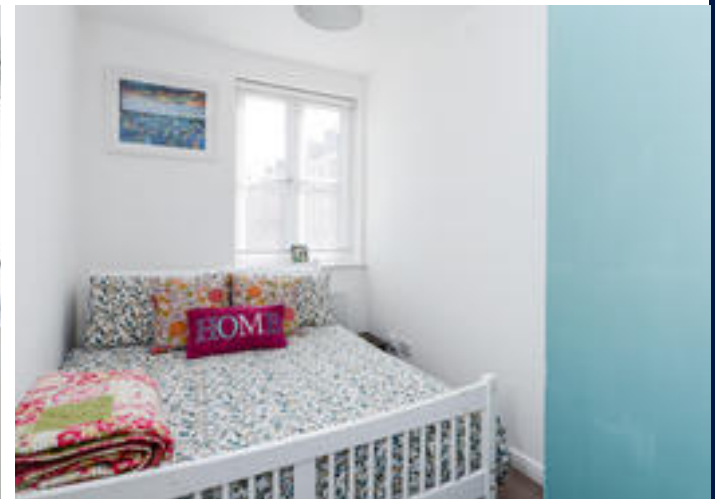
Band E

Local Authority:

Cheshire West & Chester

Viewing:

Strictly by appointment with Savills

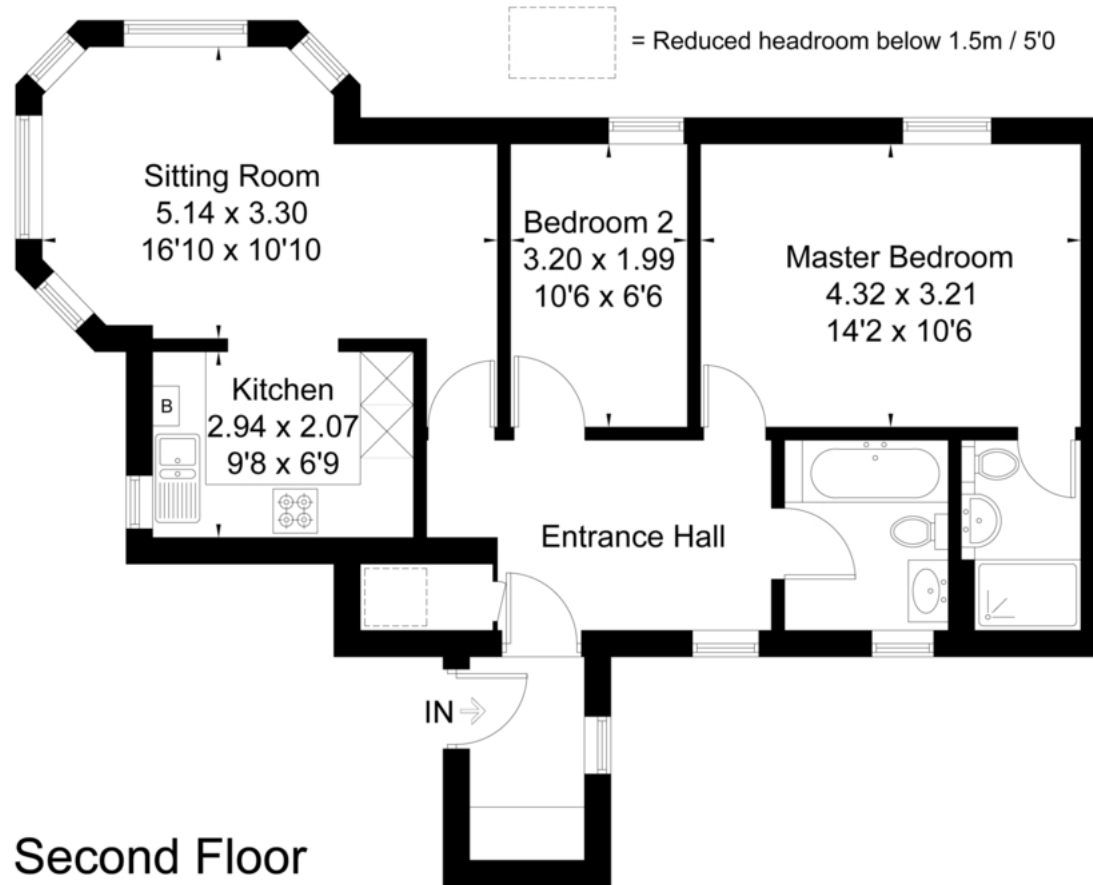


4 Brennus Place, Chester, CH1 2NE

Gross Internal Area (approx) = 64.4 sq m / 693 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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