



# 7 THE YONNE

Chester

**Rickitt**  
Partnership

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## Townhouse within The City Walls

Modern three storey townhouse ♦ Four bedrooms  
Three bathrooms ♦ Sitting Room ♦ Dining kitchen  
Within the City Walls ♦ Private courtyard garden  
Integral single garage ♦ NO CHAIN ♦ EPC D

### Description

A rare opportunity to acquire an exceptional three storey townhouse in this sought after development. This four bedroomed house is probably the best located in St Martins, with views from each floor over the well kept communal gardens and onto the City Walls. Benefiting from South and West aspects and high ceilings, the house is exceptionally light. Just a short walk from Storyhouse, Chester Market and the many restaurants, shops and bars that the city offers.

#### Entrance Hall

Radiator.

#### Hall

Open staircase to first floor with cupboard beneath. Frosted double glazed window to front. Radiator.

#### Cloakroom

Low level WC and hand wash basin. Frosted double glazed window to front. Tiled floor. Radiator.

#### Utility Room

Range of base units with timber effect work surface above and stainless steel sink unit. Space for washing machine. Tiled splash back, tiled floor. Door to garage. Radiator.

#### Dining Kitchen

Range of wall and base units with marble effect work surface above. One and a half bowl stainless steel sink unit with mixer tap. Integrated Neff dishwasher. Zanussi electric oven. Neff four ring gas hob with Neff extractor above. Tiled splashback. Part tiled floor. Double glazed window and double glazed door to side, double glazed door to rear. Radiator.

#### First Floor Landing

Double glazed window to front. Open Staircase to second floor. Radiator.





### **Sitting Room**

Double glazed bay window to side and rear. Double glazed window to side. Double glazed bay window to front. Coved ceiling. Two radiators.

### **Bedroom One**

Double glazed box bay window to side. Built in double wardrobes. Radiator.

### **En-Suite Bathroom**

Bath with shower above, low level WC and hand wash basin. Part tiled walls. Frosted double glazed window to front. Radiator.

### **Second Floor Landing**

Large double glazed window to front. Built in airing cupboard housing hot water cylinder. Access to loft.

### **Bedroom Two**

Double glazed bay window to side and rear. Radiator.

### **En-Suite Shower Room**

Walk in shower, low level WC and hand wash basin with vanity unit below. Part tiled walls. Tiled floor. Radiator.

### **Bedroom Three**

Double glazed window to front. Radiator.

### **Bedroom Four/Study**

Double glazed French doors to Juliet balcony to front. Double glazed window to side. Radiator.

### **Bathroom**

Bathroom with mixer tap and separate hand held shower head, low level WC and hand wash basin with vanity unit below. Part tiled walls. Tiled floor. Radiator.

## **Outside**

There is a delightful courtyard garden to the rear with views over communal gardens and towards the city walls. There is an integral single garage with power and light.

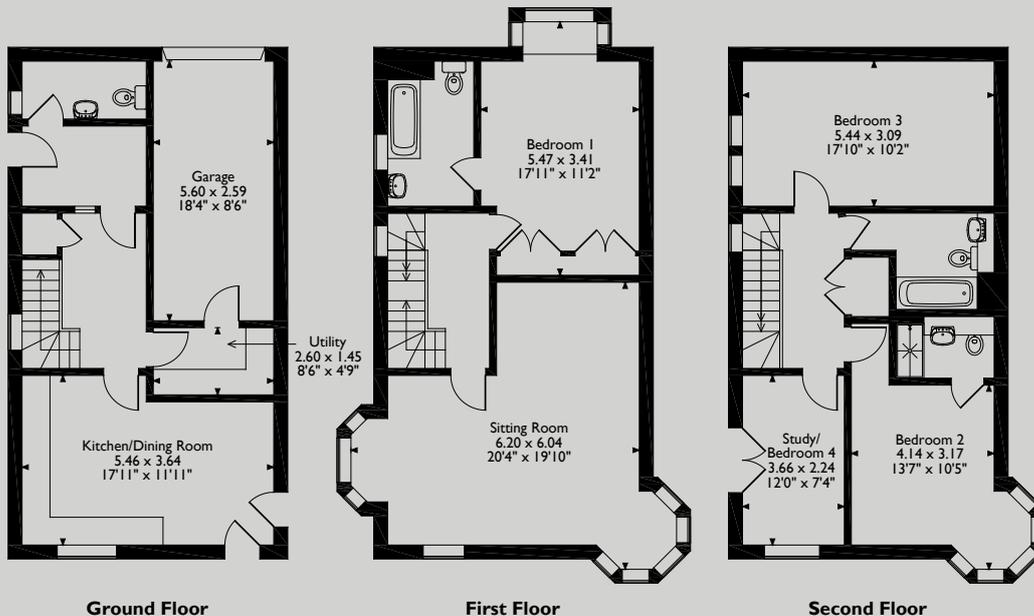
### **Property Information**

The council tax is band G. We understand the property is leasehold, with a 999 year lease from 1/12/1998. The service charge is approximately £2,140 pa. The owner of this property will also have one share in The Yonne Freehold Management Company and will not be required to pay any ground rent. The house has mains water, drainage and electricity connected. Gas fired central heating and hot water.



## 7, The Yonne, Chester

Approximate Gross Internal Area  
175 Sq M/1884 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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