

Town & Country

Estate & Letting Agents

The Courtyard, Upton

No Onward Chain £220,000



Located within a popular residential area and occupying a prime location within this highly desirable development of exclusive apartments, this spacious two bedroom ground floor apartment is available to purchase with no onward chain, having the advantage of En suite facilities, communal gardens and parking.

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DESCRIPTION

This spacious ground floor apartment is well presented and benefits from gas central heating and UPVC double glazing. The accommodation comprises a communal entrance hall leading to a private entrance hall with large storage/cloaks cupboard off, a living room with throughway to the dining room. A fitted kitchen and a principal bedroom with fitted wardrobes and an En suite off, a second guest bedroom, utility/laundry room and a modern white bathroom suite. The apartment is approached over a sweeping block-paved driveway, there is secure gated allocated and visitor parking. Immaculately presented and maintained communal grounds offer perfectly manicured lawns with a backdrop of well stocked beds and borders along with a scattering of mature trees and shrubs

LOCATION

The apartment is situated in within the popular residential location of Upton close to local amenities including shops, schools and recreational facilities together with an electrified rail link to Liverpool. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course together with the Northgate Arena. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

DIRECTIONS

From the Grosvenor roundabout bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge, take the turning

left into Newton Lane and proceed over the bridge into Plas Newton Lane. Follow the road, past the turnings for Wealstone Lane and St. James Avenue, and just before the T junction turn left into The Beeches.



COMMUNAL ENTRANCE HALL

The property is entered via an Impressive pillared porch with wooden panelled entrance door and etched glass inserts to the Communal Lobby.

The Communal Lobby has Individual letter boxes for each apartment. A Wooden panelled door with etched glass inserts to the Communal Hall.

The Communal Hall has communal lighting, a staircase and lift access to the first and second floors.

PRIVATE ENTRANCE HALL

10'0 x 6'0 max

A spacious entrance hall with a radiator, boiler cupboard off (recently installed with a new gas combination boiler), storage cupboard, video intercom receiver and doors off to the bathroom, both double bedrooms and the apartments main living space.



DINING AREA

10'0 x 7'5

With light, oak style laminate flooring, radiator, two wall lights, and an open through way to the living room.



LIVING ROOM

50'2" x 11'2

Having oak style laminate flooring, flowing in from the dining area, radiator, feature Adam, style fireplace with electric fire and three windows, plantation shutters, offering views of the rear garden.



KITCHEN

11'5 x 7'7

The kitchen is fitted with a range of contemporary gloss, wall base and draw units complimented by stainless steel handles. Worksurface space house a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's along with recessed downlights above. Integrated appliances include a stainless steel double oven, electric hob with stainless steel, extractor hood with splashback above and dishwasher. Radiator and space for washing machine and tall, fridge freezer .



PRINCIPAL BEDROOM

12'8 x 11'2

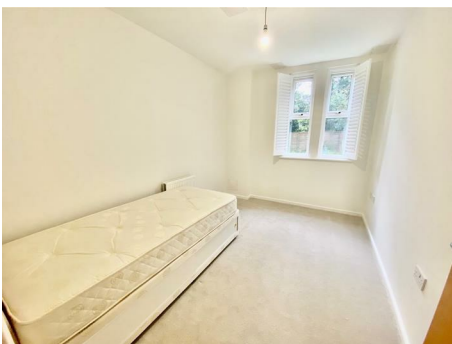
having a radiator, and internal door opening to the en suite, shower room and three windows with plantation shutters, offering views of the rear garden.



EN SUITE

12'8 x 11'2

Installed with a modern white suite, comprising a double shower enclosure with thermostatic shower, a dual flush, low-level WC, pedestal, wash, hand basin, with mixer tap, a heated towel rail, partially tiled walls, and an extractor fan set within the ceiling.



BEDROOM TWO

11'2 x 7'10

With a radiator and two windows with plantation shutters again, offering views of the rear garden.



BATHROOM

6'2 x 5'9

Installed with a white three-piece suite, comprising a panel bath with mixer tap and shower extension, along with protective glass screen. A dual flush, low-level WC, pedestal, wash hand basin with mixer tap, and mirrored medicine cabinet above. A heated towel rail, partially tiled walls and set within the ceiling are recessed downlights, extractor fan .

EXTERNALLY

The apartment is approached over a sweeping block-paved driveway, to the outside there is secure gated allocated parking with visitor parking available on a first come, first served basis. Immaculately presented and maintained communal grounds offer perfectly manicured lawns with a backdrop of well stocked beds and borders along with a scattering of mature trees and shrubs.

LEASEHOLD INFORMATION

Tenure Leasehold: 125 years from 1st July 2004. Home Ground Management Limited manages the lease .

The advance rent is as follows: • First 25 years at £125 per annum paid in two instalments on 1st January and 1st July

- Next 25 years at £250 per annum
- Next 25 years at £500 per annum
- Next 25 years at £1000 per annum
- Residue of the term at £2000 per annum

The property is Council Tax Banding D £2061.00 per annum.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Ground rent £125.00 per year

Service Charge £170.00 per month – included is garden maintenance, window cleaning, decorating interior, and exterior, necessary building repair. Roof maintained. Lift maintained four times per year.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

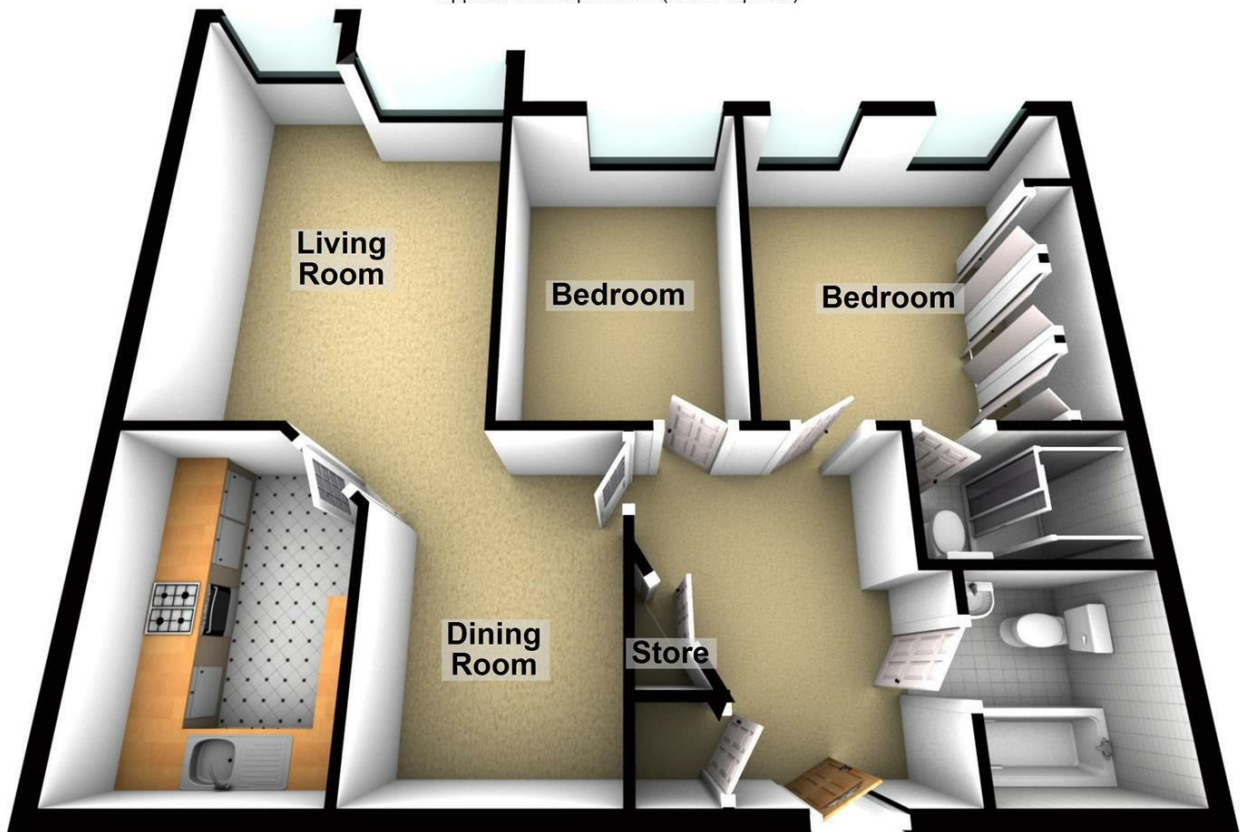
MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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