

# Town & Country

Estate & Letting Agents

Wharton Court, Hoole Lane

£159,950



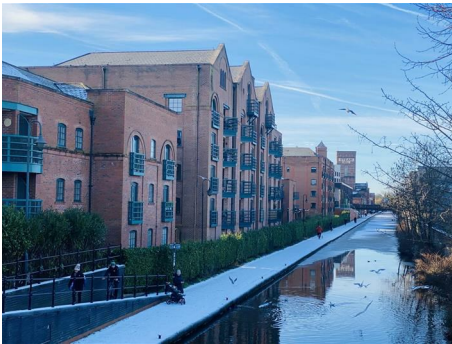
This ground floor two-bedroom apartment is situated by the Shropshire Union Canal and comes with allocated parking and additional visitor parking. It features electric heating, double glazing, and tasteful interiors. There are two bedrooms and a bathroom, while the open plan living and kitchen area provides ample space for relaxation and entertainment.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

This contemporary apartment complex, situated alongside the Shropshire Union Canal, comprises various units, including this ground floor two-bedroom apartment with allocated parking and additional visitor parking. The apartment features electric heating, double glazing, and tastefully appointed interiors. Upon entering the apartment, a hallway leads to two bedrooms and a bathroom, while the open plan living and kitchen area provides ample space for relaxation and entertainment.



## LOCATION

Wharton Court is located on Hoole Lane and is adjacent to the Shropshire Union Canal. The development is within a short walk of the city's amenities and a large Waitrose Supermarket. Hoole is also close by, providing a wide range of excellent shops, including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. With easy access to the M53 and the motorway network, as well as the Chester Southerly by-pass to North Wales, the property is perfect for those looking to travel. Chester's main station is also just a short distance away, offering regular train services.

## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper

Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, turn left onto Hoole Lane, turn left onto Wharton Court. The destination will be on the left.

## ENTRANCE HALL

13'1" x 3'6"

Upon entering the property, a private entrance leads to a vestibule featuring Karndean flooring. The same Karndean flooring continues throughout the living space to the master bedroom. A sizeable store cupboard, with plumbing for a washing machine is accessed through doors off the vestibule.



## LIVING ROOM

13'6" x 10'4"

The living room boasts two windows to the front elevation, an electric wall heater, and a Karndean flooring, laid in a herringbone pattern. It also features a breakfast bar and an open throughway to the kitchen.



## KITCHEN

10'4" x 7'8"

The kitchen area is equipped with an array of contemporary wall, base, and drawer units in a maple woodgrain style, which are complemented by stainless steel handles. The ample work surface space accommodates a single stainless steel bowl sink with a drainer and mixer tap. The integrated appliances include an oven, hob, a stainless steel extractor hood, a dishwasher and a fridge freezer. The side elevation features a window, while an electric wall heater provides warmth. The Karndean flooring from the living room continues into the kitchen area.



## BEDROOM ONE

11'9" x 8'4"

The Karndean flooring transitions seamlessly from the entrance hall to a well-appointed bedroom featuring a double wardrobe and a full-length, glazed door that opens onto an external paved seating area equipped with plantation shutters.



## BEDROOM TWO

11'4" x 6'3"

Also, with a full length glaze door opening to the external paved seating area with plantation shutters and an electric wall heater.



## BATHROOM

7'3" x 6'6"

The bathroom is fitted with a contemporary white suite, which includes a panel bath equipped with a shower and a protective screen above it. Additionally, it features a dual flush low level WC, a pedestal wash hand basin with mixer tap, a heated towel rail, an extractor fan, and partially tiled walls.



## EXTERNALLY

Allocated parking space.

## 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.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
Tenure: Leasehold  
Building insurance, maintenance and management fee £100 per month  
Ground rent £17.50 per month  
Council Tax Band: D £2169

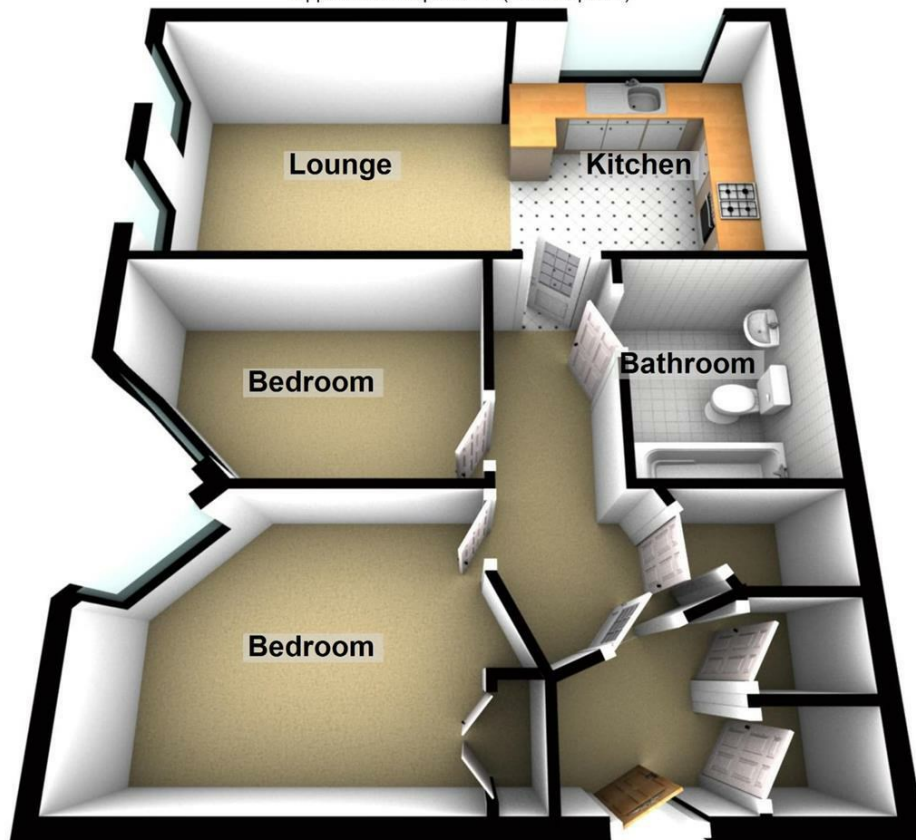
## MORTGAGE SERVICES

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. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	