

Town & Country

Estate & Letting Agents

Cavendish Court, Chester

£235,000



This beautiful ground floor apartment is located within a small exclusive development along Lache Lane. Offering spacious accommodation with the advantage of an en suite facility, gas central heating, double glazing an allocated parking space and communal gardens. Viewing is advised to appreciate this lovely home.

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DESCRIPTION

A beautifully presented two bedroom ground floor apartment forming part of an exclusive small development along Lache Lane.

Cavendish Court is set within maintained gardens and is approached via a sweeping driveway with double opening wrought iron electronic gates which lead to a secure car park. The accommodation briefly comprises: entrance hall, open-plan living room/dining area. A modern fitted kitchen with integrated appliances, utility, principal bedroom with an en-suite shower room, bedroom two and bathroom. The property benefits from UPVC double glazing and has gas fired central heating..



LOCATION

The apartment is located within Cavendish Court, one of Chester's most popular residential locations. Within Westminster Park local amenities include a butcher, fishmonger, a number of take aways, the Sandstone and the co-op. The city centre is approximately a mile away. Nearby Handbridge provides further shops, restaurants, pubs, Church and schools for all ages. A primary school is nearby, and the renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities are close at hand including golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

DIRECTIONS

From the Chester branch head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483. Continue straight to stay on Grosvenor Road/A483. At the roundabout, take the 2nd exit onto Lache Lane.

Continue down Lache Lane and the development will be located on the right hand side.



ENTRANCE HALL

20'1 x 3'6

The apartments private front door opens to an entrance hall with timber laminate flooring, having an intercom receiver, a radiator and doors off opening to utility/cloaks cupboard the bathroom, to both double bedrooms and the living room.

UTILITY/STORE CUPBOARD

7'4 x 3'2

Having a wall mounted gas combination boiler and space with plumbing for a washing machine and stacked dryer.



LIVING ROOM

20'4 x 17'8 max

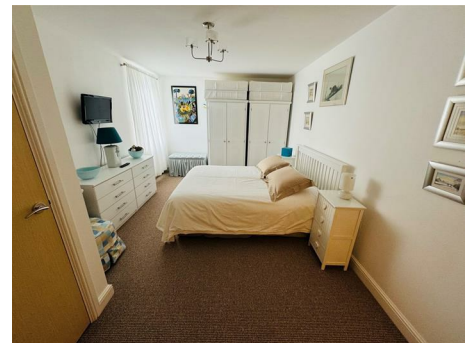
A lovely, light, spacious room having three windows facing the front elevation, Timber laminate flooring and two radiators and an arched throughway to the kitchen.



KITCHEN

11'0 x 7'3

The kitchen is fitted with a range of cream wall, base and drawer units complimented by stainless steel handles. Having a light wood grain effect work surface with stainless steel splashback housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a stainless-steel oven, hob and extractor hood. There is space and plumbing for a slimline washing machine. Below the worksurface is space for a fridge and freezer, there is also a radiator and an arch through way used to serve the dining area of the living room.



BEDROOM ONE

16'7 x 10'1 max

Having a window facing the front elevation with a radiator below, a door opens to the en suite shower room.



EN SUITE SHOWER ROOM

7'2 x 5'4

The shower room is installed with a white three-piece suite comprising of an oversized shower enclosure with electric shower, a wall mounted wash hand basin with mixer tap and a hidden system dual flush low-level WC. The walls are partially tiled, a radiator and set within the ceiling is an extractor fan



BEDROOM TWO

12'2 x 9'3

having a window facing the front elevation with a radiator below.



BATHROOM

The bathroom is installed with a white three-piece suite comprising of a panelled bath with a corner mixer tap. A wall mounted wash hand basin with mixer tap and a hidden system dual

flush low level WC. The walls are partially tiled, a radiator and set within the ceiling is an extractor fan.



EXTERNALLY

The apartment is approached via a sweeping tarmac driveway leading to electronically operated gates and a secure car park. The development is set within extensive and maintained communal gardens. There are two communal bin stores and a cycle store. External letter boxes. External gas and electricity meter cupboard. Visitor parking space is available at the front of the development.

SERVICES TO PROPERTY

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

Tenure: Leasehold

Council Tax Band: D

Leasehold. 999 year term from 01.01.2005.

The community charge is £1379.00

The Ground rent is £150.00 per annum

The development is managed by Estates Property Management. Tel: 03330 062930
enquiries@estatespm.co.uk

ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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 & 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.



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		79	79
(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 