

Town & Country

Estate & Letting Agents

The Beeches, Upton

£250,000



Welcome to The Beeches, a splendid ground floor apartment located in the desirable suburb of Upton. This spacious apartment has lift access and boasts two well-appointed double bedrooms, including a principal bedroom complete with an en-suite shower room. Residents will appreciate the beautifully maintained communal gardens, along with secure gated allocated parking, and additional visitors' parking. Don't miss the opportunity to make this delightful apartment your new home.

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DESCRIPTION

This well-presented and spacious two bedroom, ground floor apartment benefits from both gas central heating and UPVC double glazing, situated within a prestigious and well-maintained development in the sought-after area of Upton. Offering light and comfortable accommodation, the apartment has a generous living/dining room, a well-equipped kitchen with integrated appliances, two double bedrooms, the principal bedroom having en-suite facilities and a modern bathroom. There are well maintained and attractive communal gardens, along with secure parking and additional, visitors' parking,



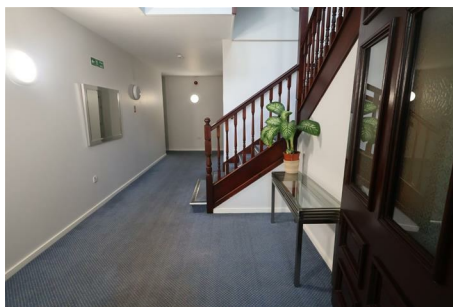
LOCATION

Situated in the highly sought-after area of Upton, this apartment enjoys a convenient and well-connected location. Upton offers an excellent range of local amenities including shops, supermarkets, cafés, and leisure facilities and the Bache train station all within easy reach. Well-regarded primary and secondary schools are nearby, making the area particularly popular with families. Regular bus services provide straightforward access to Chester city centre and surrounding areas, while the location also benefits from excellent road links to the A41, A55, and M53 motorway network, ideal for commuters. Overall, Upton combines strong local amenities with superb transport connections and proximity to the historic city of Chester.

DIRECTIONS

From our Chester branch, head south and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268) and continue to follow the A5268. At the next roundabout, take the first exit onto Upper Northgate Street (A5116), then turn right to remain on the A5116 before turning left onto Liverpool Road (A5116). Continue along Liverpool Road and at the roundabout take the

second exit onto Brook Lane. Turn left onto Newton Lane, continue onto Plas Newton Lane, then turn left onto The Beeches. Finally, turn right onto The Courtyard.



COMMUNAL ENTRANCE HALL

The main building is accessed via a secure entrance door leading into a vestibule housing the apartments' postboxes. A further secure internal door opens into the reception hall, which benefits from a lift serving the upper floors and a turned staircase with banister and spindle balustrades. This ground floor apartment is accessed to the right-hand side via a fire door, opening into an internal hallway serving apartments five, six, seven, and eight.

PRIVATE ENTRANCE HALL

A welcoming and inviting private entrance hall featuring a radiator and doors opening to two useful cloakroom/storage cupboards. Further doors provide access to the kitchen, spacious living/dining room, bathroom, and both double bedrooms, the principal of which benefits from en-suite facilities.



BATHROOM

6'6" x 6'3"

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a dual-flush low-level WC, and a pedestal wash hand basin. The room features wood-grain effect ceramic tiled flooring, partially tiled walls, a heated towel rail, and a ceiling-mounted extractor fan.



KITCHEN

12'8" x 9'6"

The kitchen is fitted with a range of wall, base, and drawer units complemented by black handles and generous work surface space, incorporating a stainless steel one-and-a-half bowl sink unit with adjustable mixer tap. Integrated appliances include a stainless steel double oven, hob, extractor hood, fridge/freezer, washing machine, and dishwasher. Additional features include a radiator, a wall-mounted Worcester gas boiler, and windows overlooking the side elevation.



LIVING ROOM/ DINING AREA

24'2" x 14'4"

A spacious, light-filled double-aspect room with several windows to the side elevation and additional windows to the front elevation. The room also benefits from two radiators.



EN-SUITE SHOWER ROOM

8'2" x 7'8" (max)

Installed with a modern white three-piece suite comprising an oversized shower enclosure with thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The room benefits from wood-grain effect ceramic tiled flooring, partially tiled walls, a heated towel rail, and a ceiling extractor fan



PRINCIPAL BEDROOM

14'4" x 8'3"

The principal bedroom features windows to the front elevation with a radiator below and an internal door leading to the en-suite shower room.



BEDROOM TWO

13'7" (max) x 7'8"

A well-proportioned second double bedroom with windows to the front elevation and a radiator.



EXTERNALLY

Set within beautifully maintained grounds, the development features lawned gardens and a variety of established plants, shrubs, and trees. There is gated access to secure allocated parking, along with a separate visitors' car park.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council Tax- Band D
Tenure- Leasehold
lease 125 years ,103 remaining
Ground rent £125.00 per year
Service Charge £170.00 per month – includes: 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 & Country Estate Agents Chester on 01244 403900.

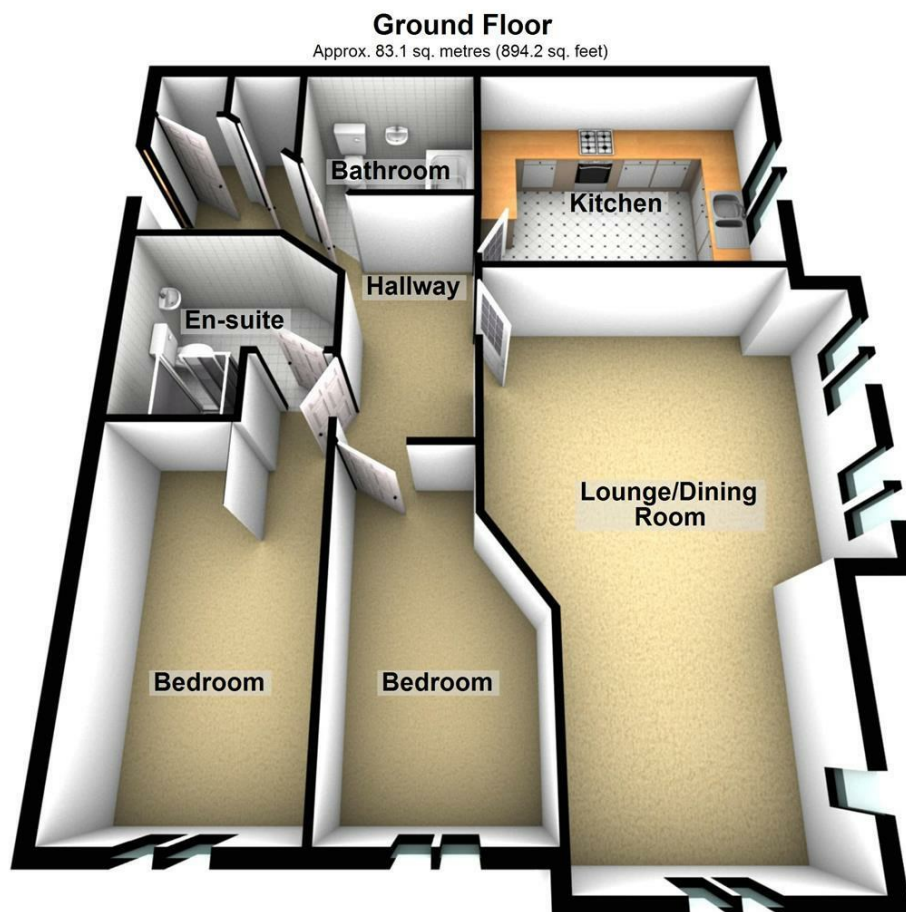
SUBMIT AN OFFER

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 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.



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

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.