

# Town & Country

Estate & Letting Agents

Arkle Court, Vicars Cross

Offers In The Region Of £65,000



Situated in the popular Arkle Court development, this second floor apartment provides secure, low-maintenance living close to local amenities and transport links. This spacious and well-presented one-bedroom apartment offers bright and comfortable accommodation with views over the attractive communal gardens. Featuring a generous living/dining room, fitted kitchen, large double bedroom with fitted wardrobes, modern shower room, and excellent storage throughout. Viewing is essential to appreciate this lovely apartment.

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

TEL: 01244 403900



## DESCRIPTION

Arkle Court was constructed by McCarthy & Stone (Developments) Ltd and comprises of 58 properties arranged over 3 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. Each apartment comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



## LOCATION

Arkle Court is located within the popular residential suburb of Vicars Cross, just east of Chester city centre, offering a quiet and convenient location with good transport links. The area has easy access to supermarkets including Waitrose & Partners and Sainsbury's, local convenience shops, pharmacies, GP services, and well-regarded schools. Regular bus services connect residents to Chester city centre, Christleton, Tarvin, and surrounding areas, while Chester railway station provides rail links to Liverpool, Manchester, Birmingham, London, and North Wales. Residents also benefit from nearby parks, green spaces, walking routes, cafés, restaurants, and retail parks, making this a desirable area for retirees, and commuters

seeking a balance of suburban living and access to city amenities.

## DIRECTIONS

From our Chester branch head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268, Continue to follow A5268. Turn right onto Foregate Street/A5268, c. continue to follow A5268 Turn right onto The Bars/A5268. Slight left onto Boughton/A51 Continue to follow A51. Turn right onto The Holkham and the Arkle Court will be located on the left hand side.

## ENTRANCE HALL

7'6" x 6'9"

With doors leading to the living/dining room, shower room, and bedroom. There is also a deep built-in cupboard with shelving, housing the hot water cylinder.



## LIVING/DINING ROOM

21'5" x 10'1"

A bright and spacious room with a window overlooking the rear gardens. Features include an electric wall heater, an electric fire with decorative surround, and glazed double doors opening into the kitchen.



## KITCHEN

7'2" x 6'9"

Fitted with drawer units with work surfaces incorporating a stainless steel single-drainer sink unit with tiled splashback. There is a built-in oven, hob, and extractor hood, together with

a freestanding fridge and freezer beneath the work surfaces. With a window overlooks the rear gardens.



## BEDROOM ONE

17'0" x 8'9"

A generously sized bedroom featuring fitted mirrored double wardrobes with folding doors, an electric wall heater, and a window overlooking the rear gardens.



## SHOWER ROOM

6'4" x 5'2"

Fitted with a modern white three-piece suite comprising an oversized shower enclosure with thermostatic shower and grab rails, a dual-flush low-level WC, and a vanity unit incorporating a wash hand basin with mixer tap. A mirror with light is positioned above the basin. The floor is finished with ceramic tiles, while the walls are fully tiled. Additional features include a heated towel rail, electric wall heater, and ceiling-mounted extractor fan.

## EXTERNALLY

The development enjoys well maintained communal gardens.

## TENURE

This is a leasehold property on a 125 year lease from completion of construction in 2000.

The current owners pay £709.84 annual ground rent and £2288.88 Annual service charge per year. This cost includes service and maintenance charges, buildings insurance,

water rates and use of facilities including the laundry room. This cost can be paid annually or half every sixth months.

## SERVICES TO PROPERTY

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

COUNCIL TAX BAND - C - £2233.65

GROUND RENT - £354.92 EVERY SIX MONTHS

MAINTANCE - £1,144.44 EVERY SIX MONTHS

CURRENT OWNER HAS PAID FOR THE GROUND RENT/MAINTANCE UP UNTILL THE END OF FEBRUARY 2027

## 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.

## IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of

any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

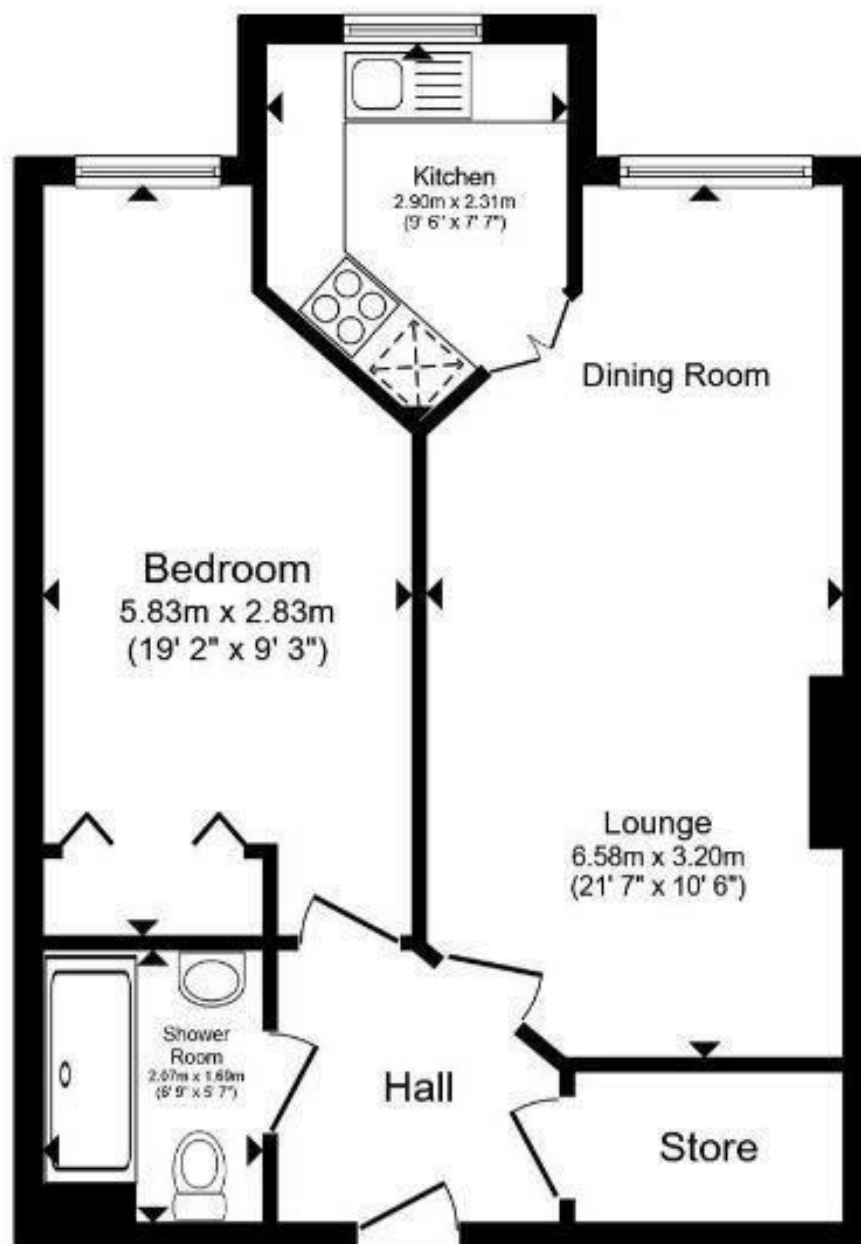
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 74        |
| (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.