

125 Wharton Court, Hoole Lane, Chester, Cheshire, CH2 3DG

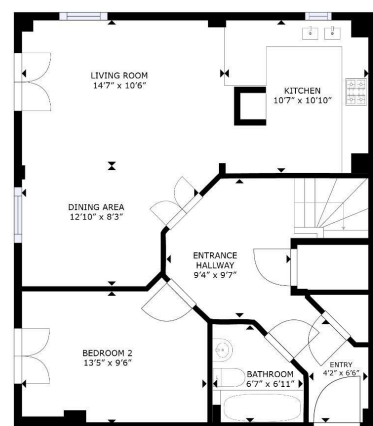
Cavendish
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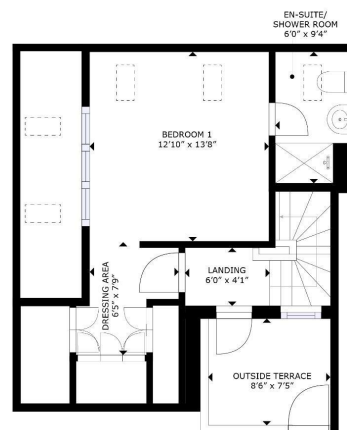
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1ST FLOOR

GROSS INTERNAL AREA:
1ST FLOOR: 1024 sq. ft. (296 sq. m)
EXCLUDED AREA: OUTSIDE TERRACE: 69 sq. ft. (6.4 sq. m)

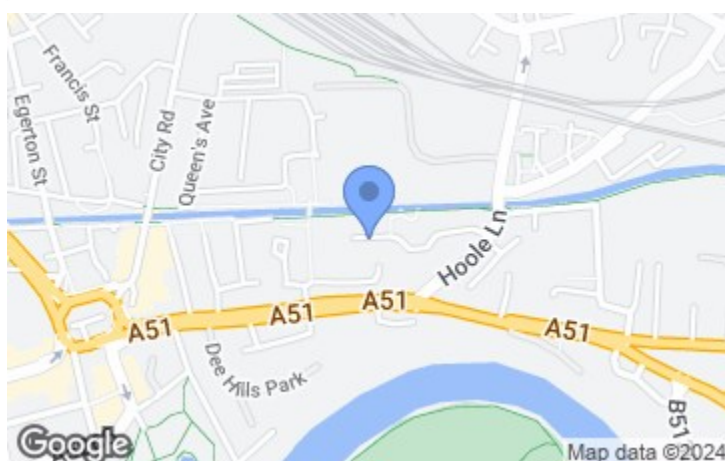
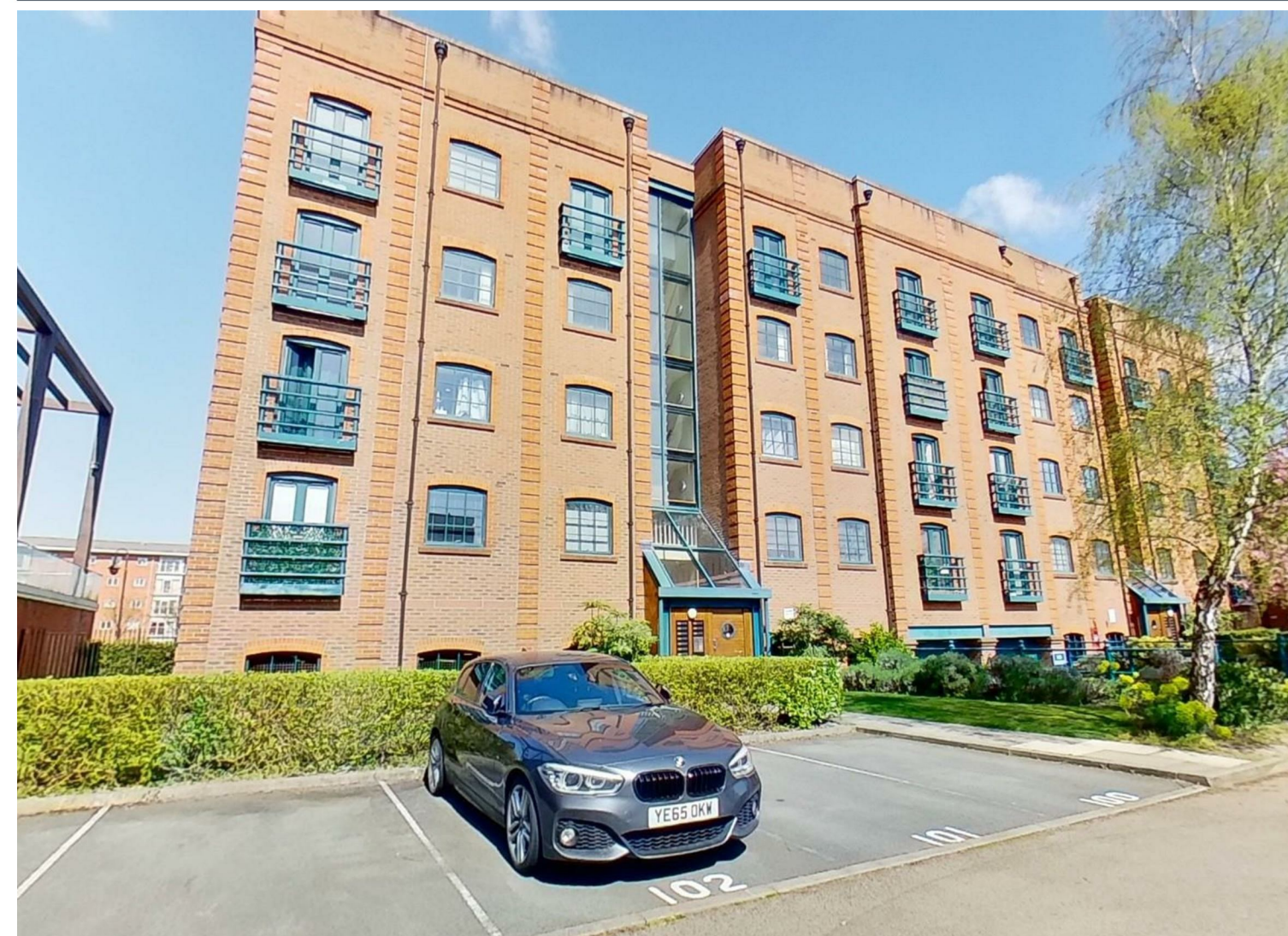
Matterport



2ND FLOOR

GROSS INTERNAL AREA:
2ND FLOOR: 1024 sq. ft. (296 sq. m)
EXCLUDED AREA: OUTSIDE TERRACE: 69 sq. ft. (6.4 sq. m)

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		61	66
	EU Directive 2002/91/EC		

125 Wharton Court

Hoole Lane, Chester, Cheshire,
CH2 3DG

£245,000

* STUNNING DUPLEX STYLE PENTHOUSE APARTMENT * SECURE UNDERGROUND CAR PARKING SPACE. A large two-bedroom duplex style apartment forming part of a modern development conveniently situated alongside the Shropshire Union Canal and within walking distance of the city centre. The accommodation is finished throughout to a high standard and briefly comprises: spacious reception hallway, open-plan living room/dining area with part-vaulted ceiling and double glazed roof lights, fitted kitchen with integrated appliances, bedroom two, bathroom, landing with glazed door leading out onto a roof terrace, principal bedroom with dressing area and en-suite shower room. The property benefits from electric storage heating, double glazing, a telephone video intercom entry system and lift access. There is also a secure underground car parking space. Wharton Court is located alongside the Shropshire Union Canal and is within walking distance of the city centre and Chester railway station.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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LOCATION



Wharton Court is situated just off Hoole Lane and adjacent to the Shropshire Union Canal. The development is situated within a short walk of the city's amenities and only a short stroll of a large Waitrose Supermarket. Hoole is also nearby and provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is easy access to the M53 and the motorway network together with the Chester Southerly by-pass to North Wales. The property is also a short distance away from Chester's main station with regular train services and a 2 hour inter-city service to London Euston. Both Liverpool (27 miles) and Manchester (41 miles) are within easy reach and served with International Airports.



AGENTS NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

COMMUNAL HALL



Entrance door with intercom entry system, communal lighting, individual letter boxes, staircase leading to the basement car park and staircase leading to the upper floors. There is also lift access available from the car park to the upper levels.

Door with security peep-hole to:

ENTRANCE HALL



Spacious hallway with two ceiling light points, mains connected smoke alarm, Dimplex electric storage heater, two wall light points, Karndeane wood effect strip flooring and turned spindled staircase to the landing and roof terrace. Built-in cupboard housing a Redring 210 litre hot water cylinder with shelving. Built-in cupboard with plumbing and space for washing machine, double power point, extractor and electrical consumer boards. Double opening doors to the Living Room/Dining/Kitchen and doors to Bedroom 2 and Bathroom.

LIVING/DINING AREA

5.74 x 4.47 narrowing to 2.97 (18'10" x 14'8" narrowing to 9'9")



Part-vaulted ceiling with two double glazed roof lights, two double glazed windows with views across the City towards the Welsh hills, double glazed French doors with 'Juliet' style balcony, ceiling light point, four wall light points, Dimplex electric storage heater, telephone point, TV and satellite aerial points and Karndeane wood effect strip flooring. Open-plan to Kitchen.



KITCHEN

3.25 x 2.87 (10'8" x 9'5")



Comprehensively fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area and matching upstands. Inset single bowl sink unit and separate drainer with chrome mixer tap. Fitted four-ring AEG ceramic electric hob with stainless steel backplate and chimney style extractor above. Built-in AEG electric fan-assisted oven and grill. Integrated fridge and freezer. Built-in dishwasher. Dimplex electric storage heater, under-cupboard lighting, ceiling light point, telephone/video/intercom entry system, Karndeane wood effect flooring and double glazed window to side with views towards the Shropshire Union Canal and the Steam Mill.

BEDROOM 2

3.99 x 2.72 (13'1" x 8'11")



Double glazed French doors with 'Juliet' style balcony with views across Chester towards the Bickerton Hills, ceiling light point, wall-mounted Dimplex electric heater and telephone point.

BATHROOM



Well appointed three piece suite in white with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin with mixer tap; and low level dual flush WC. Part-tiled walls with a decorative border tile, extractor, tiled floor, ceiling light point and chrome electric towel radiator.

UPPER FLOOR

LANDING



Ceiling light point, feature glass block window, Dimplex electric heater and double glazed door to the Roof Terrace. Door to Principal Bedroom Suite.

PRINCIPAL BEDROOM

3.81 x 3.53 (12'6" x 11'7")



Vaulted ceiling with two double glazed roof lights, internal glazed window, ceiling light point, telephone point, TV aerial point and Dimplex electric storage heater. Opening to Dressing Area and door to En-Suite Shower Room.



DRESSING AREA



Fully fitted with a range of wardrobes having hanging space and shelving.

EN-SUITE SHOWER ROOM

2.64 x 1.50 (8'8" x 4'11")

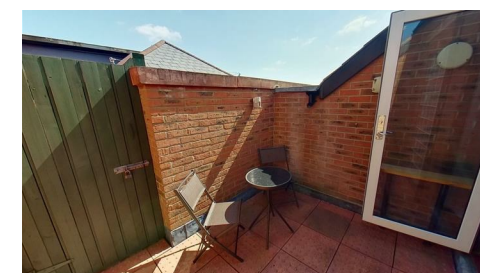


Well appointed three piece suite in white with chrome style fittings comprising: larger than average tiled shower enclosure with wall-mounted thermostatically controlled shower and sliding glazed screen; pedestal wash hand basin with mixer tap; and low level dual flush WC. Part-tiled walls with a decorative border tile, fitted wall mirror, extractor, electric shaver point, tiled floor, double glazed roof light, ceiling light point and contemporary chrome towel radiator.

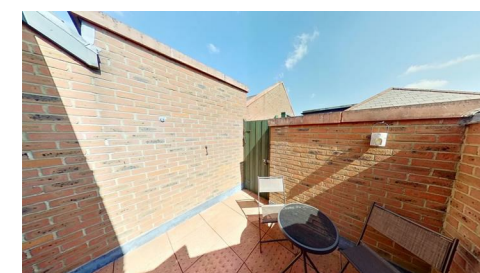
OUTSIDE

The development is located alongside the Shropshire Union Canal and is set within communal grounds. There is a secure underground parking space. Visitors parking is available. On the top floor there is a roof terrace.

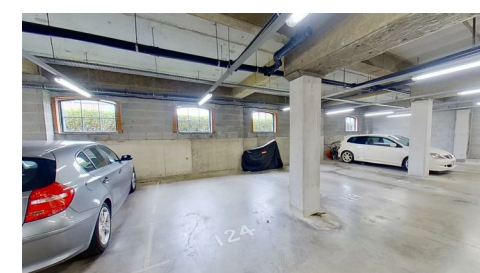
ROOF TERRACE



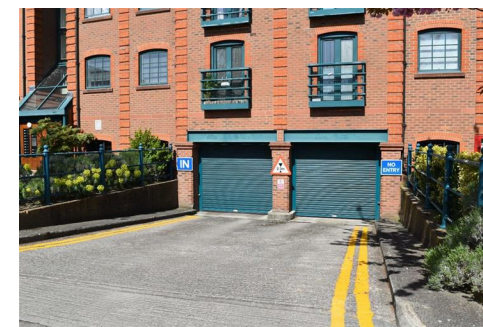
Enclosed by brick walling with a wooden access gate and outside light.



PARKING SPACE



Secure underground parking space.



DIRECTIONS

From Chester City Centre proceed out towards The Bars at Boughton and at the Boughton Health Centre turn left into Hoole Lane. Wharton Court will then be found after a short distance on the left hand side, shortly before the canal bridge. Turn into the development and No. 125 will be found in the last block on the right hand side.

TENURE

* Leasehold - 150 years from commencement date on 1st January 2004.
* Ground Rent £310 per annum (paid bi-annually)
* Service charge £1,964.18 per annum (paid bi-annually)
* The Wharton Court development is managed by the Wharton Lock Management Company.
* The Managing Agents of the Communal Services are Scanlans Property Management.

AGENTS NOTES

* Council Tax Band E - Cheshire West & Chester Council.
* The apartment is on a water meter.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.