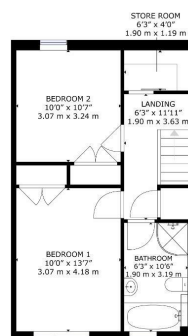


FLOOR 1: GROSS INTERNAL AREA: FLOOR 1: 559 sq.ft, 52 m<sup>2</sup>; FLOOR 2: 441 sq.ft, 41 m<sup>2</sup>; TOTAL: 1000 sq.ft, 93 m<sup>2</sup>

Matterport



FLOOR 2: GROSS INTERNAL AREA: FLOOR 1: 559 sq.ft, 52 m<sup>2</sup>; FLOOR 2: 441 sq.ft, 41 m<sup>2</sup>; TOTAL: 1000 sq.ft, 93 m<sup>2</sup>

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	71 88
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	71 88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**12 Old Mill Court**  
Upton, Chester,  
CH2 1DW

Offers In The Region Of  
**£250,000**

\* TWO BEDROOM END TOWNHOUSE \* DESIREABLE DEVELOPMENT ADJACENT TO THE HISTORIC UPTON WINDMILL. A two bedroom end townhouse forming part of a popular development situated off Mill Lane in Upton. The accommodation briefly comprises: open porch, hallway, downstairs WC, fitted kitchen, large open-plan living room and dining area, landing with built-in store cupboard and cupboard housing the combination gas fired central heating boiler, two bedrooms, each with built-in wardrobes, and a bathroom with shower and bath. The property benefits from uPVC double glazed windows and has gas fired central heating. Old Mill Court forms part of an attractive and now mature development adjacent to the historic Upton Windmill, which is within walking distance of the Bache railway station and Morrisons supermarket. The property is set within, and forms part of, a pleasant courtyard with beautifully landscaped communal garden areas at the front, residents parking and a single en-block garage. To the rear there is a delightful easy to maintain garden with paving, raised beds and decorative stone borders with shrubs. There is no onward chain involved in the sale of the property.

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.



**LOCATION**

The property is conveniently situated close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool, Chester and beyond to London. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

**OLD MILL COURT**

The property forms part of a small development adjacent to Upton Mill.

**THE ACCOMMODATION COMPRISES:****PORCH**

Open porch with tiled step. uPVC double glazed entrance door to the Entrance Hall.

**ENTRANCE HALL**

Ceiling light point, smoke alarm, telephone Openreach master socket, double radiator with thermostat, built-in cupboard housing the electric meter and electrical consumer board and staircase to the first floor. Doors to the downstairs WC, living room/dining area and kitchen.

**DOWNSTAIRS WC**

2.13m x 0.94m overall (7' x 3'11" overall)



Comprising: low level dual-flush WC and wall mounted wash hand basin with tiled splashback. Single radiator with thermostat, ceiling light point, vinyl floor covering, built-in cupboard with hanging for cloaks, shelf and louvered doors, and uPVC double glazed window with obscured glass.

**KITCHEN**

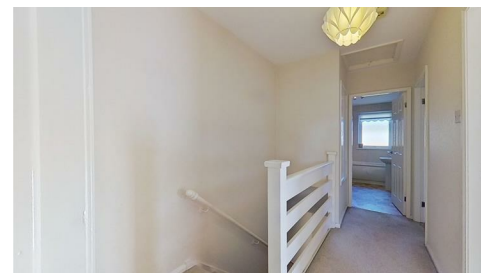
Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite-effect worktops. Inset Franke stainless steel sink unit and drainer with chrome mixer tap. Space for gas cooker with extractor above, plumbing and space for washing machine, space for fridge and freezer, wall tiling to work surface areas, vinyl tile-effect flooring, ceiling light point, single radiator with thermostat, telephone point and uPVC double glazed window overlooking the front.

**LIVING ROOM/DINING AREA**

6.71m x 4.83m max (22' x 15'10" max)



Large open-plan living room/dining area featuring uPVC double glazed windows overlooking the rear garden and uPVC double glazed door to outside, coved ceiling, decorative fireplace with composite marble insert and hearth housing an electric coal-effect fire, two double radiators with thermostats and TV aerial point.

**FIRST FLOOR LANDING**

Single radiator with thermostat, wooden balustrade, ceiling light point, smoke alarm. access to loft space and built-in over stairs storage cupboard housing a Baxi Assure combination condensing gas fired central heating boiler. Doors to bedroom 1, bedroom 2, bathroom and sliding door to the walk-in storage cupboard.

**BEDROOM 1**

4.04m x 2.95m (13'3" x 9'8")



uPVC double glazed window overlooking the front, single radiator with thermostat, telephone point, ceiling light point and built-in wardrobe with hanging space, shelf and storage cupboard above.

**BEDROOM 2**

3.15m x 2.95m (10'4" x 9'8")



uPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point and built-in wardrobe with hanging rail, shelf and storage cupboard above.

**BATHROOM**

White suite with chrome style fittings comprising: panelled bath with mixer tap; pedestal wash hand basin with mixer tap; low level dual-flush WC; and tiled shower enclosure with mixer shower and curved glazed sliding doors. Fully tiled walls, chrome ladder style towel radiator, fitted wall mirror and glass shelf, ceiling light point, vinyl tile-effect flooring and uPVC double glazed window with obscured glass.

**WALK-IN STORAGE CUPBOARD**

1.80m x 1.19m (5'11" x 3'11")

With slatted shelving and light point.

**OUTSIDE FRONT**

The property occupies a delightful position set around a courtyard with communal gardens. To the front there is a screened bin storage area and outside lantern style light. External gas meter cupboard.

**OUTSIDE REAR**

To the rear the garden has been designed for ease of maintenance and is predominantly paved with two raised beds and borders with decorative stone. Outside water tap.

**SINGLE GARAGE**

Single garage with up and over garage door located in a block of garages within Old Mill Court. Resident's parking is available within the development.

**DIRECTIONS**

From the Agent's Chester Office proceed to the bottom of Grosvenor Street and at the roundabout turn right onto Nicholas Street. Continue through the traffic lights onto St. Martin's Way and at the fountain's roundabout take the first exit onto the A540 Parkgate Road. At the George and Dragon Public House bear right and then immediately left onto Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight ahead again and at the central reservation turn right in to Mill Lane. Follow the road under the bridge and take the turning right after the entrance to Upton Park into Old Mill Court. At the fork, bear right towards Upton Mill.

property is approached via a walkway in front of Upton Mill and can be located within the courtyard overlooking the communal garden.

**TENURE**

\* Tenure - the property is of leasehold tenure, the freehold of which we understand to have been transferred to the Old Mill (Upton) Management Company Ltd. The 16 residents in Old Mill Court each own a share in the management company. The lease on the subject property is for a 999 year term from 1st September 1975.

\* The service charge is currently £300 per year (as at 1st July 2023), payable on 1st July and covers the maintenance of the communal gardens.

**COUNCIL TAX**

\* Council Tax Band D. Cheshire West and Chester.

**AGENT'S NOTES**

\* Services - mains gas, electricity, water and drainage are connected.

**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.

**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

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

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

PS/SC