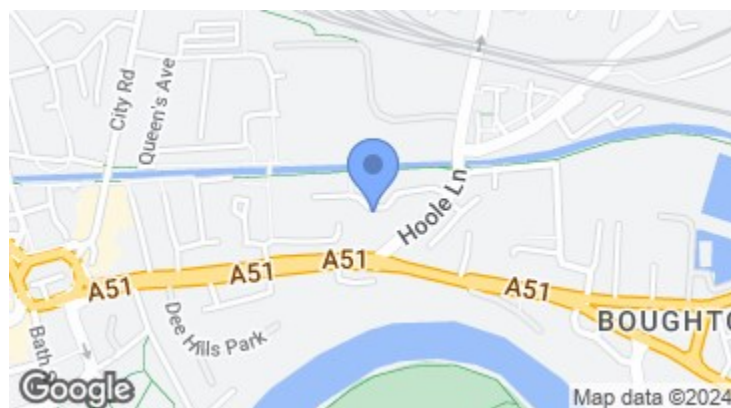


Total area: approx. 95.0 sq. metres (1022.3 sq. feet)



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	75	78
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(12-20) F		
(1-11) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	60	64
	EU Directive 2002/91/EC	



## 76 Wharton Court Hoole Lane

Chester,  
CH2 3DG

**£220,000**

**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.

**\* DUPLEX STYLE PENTHOUSE APARTMENT \* FABULOUS VIEWS ACROSS THE CANAL.** 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 briefly comprises: entrance hall, cloakroom/WC, inner hall, open-plan kitchen, dining and living room French doors and 'Juliette style balcony overlooking the canal, bedroom one with dressing area and en-suite shower room, landing, bedroom two with fitted wardrobes and en-suite bathroom. The property benefits from electric heating, double glazing, and a telephone video intercom entry system. There is also an allocated 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.



## 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.

## THE ACCOMMODATION COMPRISES:

## COMMUNAL ENTRANCE HALL

Entrance door with intercom entry system, communal lighting, individual letter boxes, and staircase access to the upper floors.

## THIRD FLOOR

Door with security peephole to the entrance hall.

## ENTRANCE HALL

Ceiling light point and staircase to the top floor. Doors to the cloakroom/WC and inner hall.

## CLOAKROOM/WC

1.57m x 0.94m (5'2" x 3'1")



White suite comprising: low level dual flush WC; and pedestal wash hand basin. Part-tiled walls with a border tile, ceiling light point, extractor and tiled floor.

## INNER HALL

Ceiling light point, mains connected smoke alarm, Dimplex

electric storage heater, wall light point, built-in cupboard housing the hot water cylinder and understairs storage cupboard with plumbing and space for washing machine, light point and the electrical consumer boards. Two doors to the living room/dining area/kitchen and door to bedroom 1.

## LIVING/DINING/KITCHEN

8.36m max x 5.54m max (27'5" max x 18'2" max)



## LIVING ROOM/DINING AREA



Double glazed French doors with 'Juliette' style balcony overlooking the Shropshire Union canal and additional double glazed window overlooking the Shropshire Union canal, two Dimplex electric storage heaters, four wall light points, vinyl wood-effect strip flooring, and telephone/video intercom entry system.



## VIEW FROM FRENCH DOORS



## KITCHEN



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminate worktops and matching upstands incorporating a small breakfast bar. Inset single bowl stainless steel sink unit and separate drainer with chrome mixer tap. Fitted four-ring AEG ceramic electric hob with stainless steel splashback, chimney style extractor above and built-in AEG electric fan assisted oven and grill. Integrated dishwasher and fridge/freezer, under-cupboard spotlighting, vinyl wood-effect strip flooring, ceiling light point and double glazed window.

## BEDROOM 1

4.55m x 2.51m (14'11" x 8'3")



Double glazed window with views over the Shropshire Union canal, ceiling light point, and wall mounted electric heater. Door to dressing area.

## DRESSING AREA

1.47m x 1.02m (4'10" x 3'4")

Ceiling light point, and wall mounted electric heater. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

2.46m x 1.47m (8'1" x 4'10")



White suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screens and sliding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled

walls, electric shaver point, fitted wall mirror and glass shelf, ceiling light point, extractor, chrome electric towel radiator and tiled floor.

## TOP FLOOR LANDING

Ceiling light point and mains connected smoke alarm. Door to Bedroom 2.

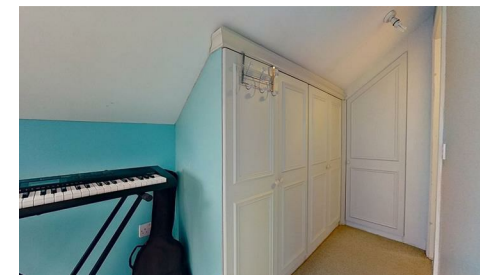
## BEDROOM 2

4.06m x 3.58m (13'4" x 11'9")



Vaulted style ceiling with ceiling light point, double glazed Velux rooflight, and Dimplex electric wall heater.

## DRESSING AREA



Fitted with an L-shaped range of wardrobes incorporating hanging space and shelving. Door to en-suite bathroom.

## EN-SUITE BATHROOM

2.49m x 1.50m (8'2" x 4'11")



White suite 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, fitted wall mirror and glass shelf, extractor, ceiling light point, chrome towel radiator and tiled floor.

## OUTSIDE



The development is located alongside the Shropshire Union Canal and is set within communal grounds. There is an allocated parking space (No. 75). Visitors parking is available.



## DIRECTIONS

## TENURE

- \* Leasehold - 150 years from commencement date on 1st January 2004.
- \* Ground Rent - £210 per annum (paid bi-annually) 2023.
- \* The Wharton Court development is managed by the Wharton Lock Management Company.
- \* The Managing Agents of the Communal Services are Scanlans Property Management.
- \* Service Charge - we understand the service charge for Jan-Dec 2023 is £1950.61 per annum (paid bi-annually) 2023.

## COUNCIL TAX

\* Council Tax Band D - Cheshire West & Chester Council.

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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