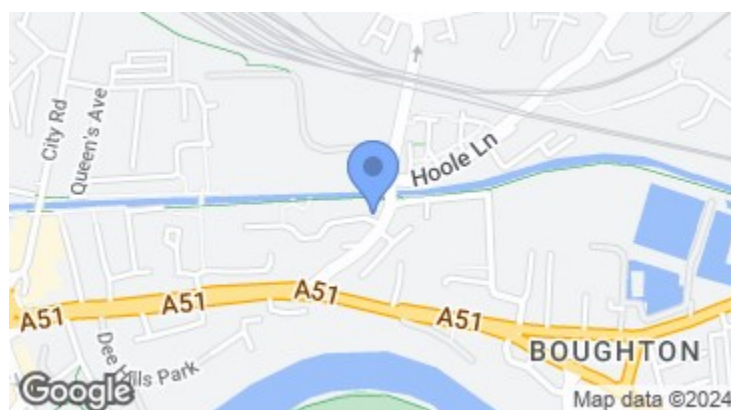


Total area: approx. 122.4 sq. metres (1317.5 sq. feet)



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	
73	73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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	
61	61
England & Wales	
EU Directive 2002/91/EC	



10 Wharton Court Hoole Lane

Chester,
CH2 3DH

£280,000

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.



* LARGE DUPLEX STYLE APARTMENT WITH SUPERB VIEWS TOWARDS THE CANAL. A spacious three bedroom duplex style apartment forming part of a modern development conveniently situated along the Shropshire Union Canal and within walking distance of the city centre and Hoole. The accommodation briefly comprises: entrance hallway with built-in airing cupboard and additional built-in storage cupboard, fitted kitchen with integrated appliances, living room with double opening French doors and 'Juliet' style balcony, dining room, bedroom two, a well appointed bathroom, landing, impressive principal bedroom with double opening French doors onto a small balcony, dressing room and en-suite shower room, bedroom three and a useful store room/study. The property benefits from electric heating, double glazing and a telephone intercom entry system. There is also a covered car parking space. If you are looking for a spacious apartment, which boasts fantastic views of the canal, then we would strongly urge you to view.

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:

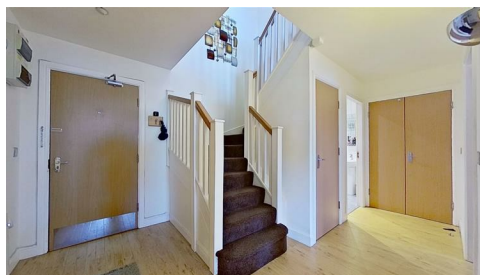
COMMUNAL HALL

Double opening entrance doors with intercom entry system, individual letterboxes, communal lighting, and staircase to the upper floors.

THIRD FLOOR

Door with security peephole to the apartment.

ENTRANCE HALL



Dimplex electric storage heater, two wall light points, mains connected smoke alarm, electrical consumer unit, vinyl wood effect strip flooring, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Double opening doors to the airing cupboard, double opening doors to the dining room, and doors to the kitchen, bedroom two and bathroom.

AIRING CUPBOARD

210 litre hot water cylinder with immersion heater, light point, extractor, and plumbing and space for washing machine.

KITCHEN

3.28m x 3.10m (10'9" x 10'2")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with worktops and upstands. Inset single bowl sink unit with separate drainer and chrome mixer tap. Fitted four-ring AEG electric ceramic hob with stainless steel splashback, AEG extractor above, and built-in AEG electric fan assisted oven and grill. Integrated fridge/freezer and dishwasher, under-cupboard spotlighting, recessed LED ceiling spotlights, wall mounted Dimplex electric heater, space for small breakfast table and chairs, and vinyl wood effect strip flooring.

DINING ROOM

4.37m x 2.44m (14'4" x 8')



Double glazed window overlooking the Shropshire Union Canal, four wall light points, Dimplex electric storage heater, and vinyl wood effect strip flooring.

LIVING ROOM

4.37m x 3.10m (14'4" x 10'2")



Double opening double glazed French doors with 'Juliet' style balcony enjoying views along the Shropshire Union Canal, four wall light points, television, satellite and FM radio points, telephone intercom entry system, telephone point, Dimplex electric storage heater, and vinyl wood effect strip flooring.

BEDROOM TWO

4.37m x 2.97m (14'4" x 9'9")

Double opening double glazed doors with 'Juliet' style balcony enjoying views towards the Shropshire Union Canal, three wall light points, and a wall mounted Dimplex electric heater.

BATHROOM

1.96m max x 1.98m (6'5" max x 6'6")



White suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls with decorative border tile, tiled floor, recessed LED ceiling spotlights, extractor, and chrome electric towel radiator.

LANDING

Spindle balustrade, ceiling light point, mains connected smoke alarm, and access to loft space. Doors to the principal bedroom, bedroom two and store room/study.

PRINCIPAL BEDROOM

4.95m x 3.58m (16'3" x 11'9")



Double glazed double opening French doors leading out onto the balcony, recessed ceiling spotlights, two wall light points, wall mounted Dimplex electric heater, TV aerial point, and built-in storage cupboard. Opening to dressing area.



BALCONY

With composite decking, two outside lights, and metal handrail.

DRESSING AREA

3.00m max x 1.80m max (9'10" max x 5'11" max)



Double glazed roof light, wall light point, recessed ceiling spotlight, Dimplex electric wall heater, and built-in wardrobe with hanging rail. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.46m x 1.60m (8'1" x 5'3")



White suite with chrome style fittings comprising: tiled shower enclosure with sliding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls with a decorative border tile, electric shaver point, electric chrome towel radiator, recessed LED ceiling spotlights, extractor, large fitted wall mirror, and tiled floor.

BEDROOM TWO

3.58m x 2.97m (11'9" x 9'9")

Double glazed roof light with fitted blind, Dimplex electric wall heater, two recessed ceiling spotlights, and wall light point, built-in wardrobe with hanging rail.

STORE ROOM/STUDY

2.49m x 1.98m (8'2" x 6'6")

Wall light point.

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. 10 will be found in the first block of apartments on the right hand side.

WHARTON COURT

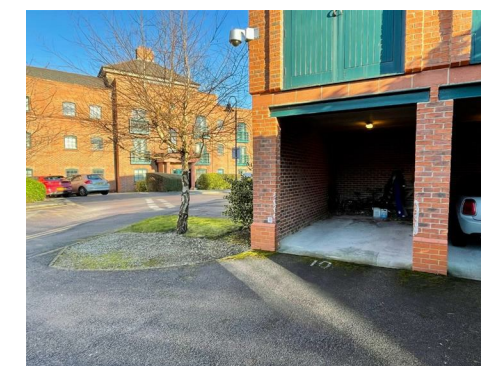


The development is located alongside the Shropshire Union Canal and is set within communal grounds. There is a covered parking space/open garage and visitors parking is available.

OPEN GARAGE



Open garage marked No. 10 with sensor light.



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 is £163.95 per month/£1967.40 annually (2024).

COUNCIL TAX

* Council Tax Band E - Cheshire West & Chester Council.

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/PMW