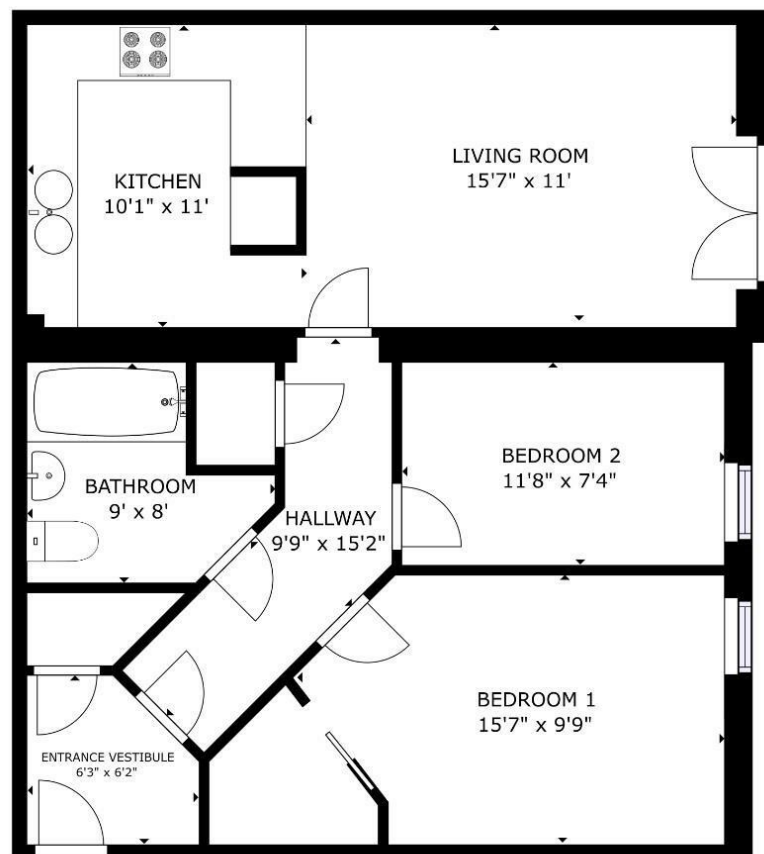
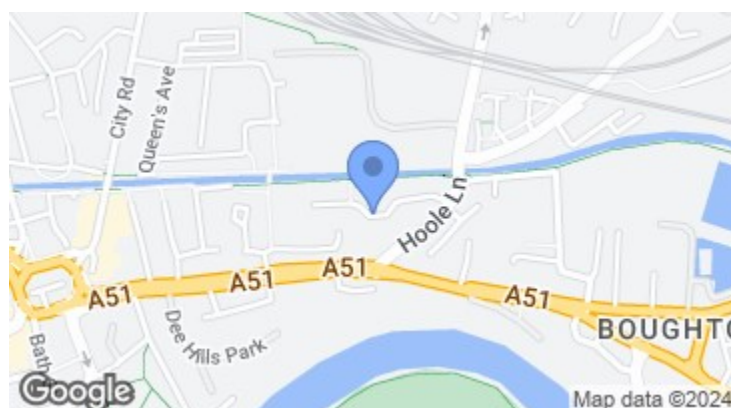


81 Wharton Court Hoole Lane, Chester, CH2 3DG



GROSS INTERNAL AREA
FLOOR 1: 756 sq ft
TOTAL: 756 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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	EU Directive 2002/91/EC	77	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



81 Wharton Court Hoole Lane

Chester,
CH2 3DG

£180,000

* STUNNING TWO BEDROOM APARTMENT * CLOSE TO CANAL & CITY. A two bedroom first floor 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, which is well presented throughout, briefly comprises: entrance vestibule with built-in cupboard housing the hot water cylinder, entrance hall with built-in cupboard and provision for washing machine, impressive open-plan kitchen and living room with double opening French doors and Juliet style balcony, bedroom one with walk-in wardrobe, bedroom two and a well appointed bathroom. The property benefits from a video intercom entry system, double glazed windows and electric heating. There is also an allocated parking space.



www.cavendishproperties.co.uk

Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

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www.cavendishproperties.co.uk

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, and staircase to the upper floors.

First Floor: Door with security peephole to the apartment.

ENTRANCE VESTIBULE

1.75m x 1.73m (5'9" x 5'8")



Ceiling light point, mains connected smoke alarm, laminate wood strip flooring, and built-in cupboard housing the hot water

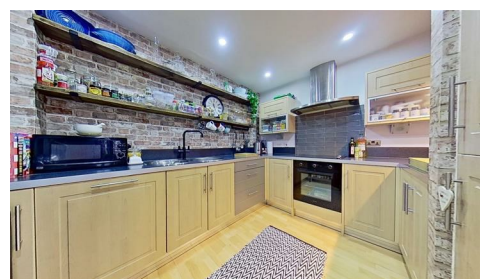
cylinder with slatted shelf. Door to entrance hall.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, Dimplex electric storage heater, Hydroptic point, laminate wood strip flooring, and built-in cupboard with plumbing and space for washing machine, electrical consumer unit, ceiling light point, double power point and extractor. Doors to the living room/kitchen, bedroom one, bedroom two and bathroom.

KITCHEN/LIVING ROOM

7.21m x 3.05m overall (23'8" x 10' overall)

KITCHEN

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl sink unit and drainer with mixer tap. Fitted four-ring ceramic electric hob with tiled splash-back, extractor above and built-in electric oven and grill (new oven January 2024). Integrated Electrolux dishwasher and fridge/freezer, recessed LED ceiling spotlights, laminate wood strip flooring,

pendant light point, two under cupboard spotlights. vinyl wood effect flooring

LIVING AREA

Double glazed French doors with fitted blinds and Juliet style balcony enjoying views along Wharton Court, four wall light points, telephone video intercom entry system, Dimplex electric storage heater, and laminate wood strip flooring.

BEDROOM ONE

4.57m narrowing to 3.56m x 2.72m max (15' narrowing to 11'8" x 8'11" max)



Double glazed window, three ceiling light points, and TV aerial point. Sliding door walk-in wardrobe.

WALK-IN WARDROBE

Hanging rails, fitted shelving, and ceiling light point.

BEDROOM TWO

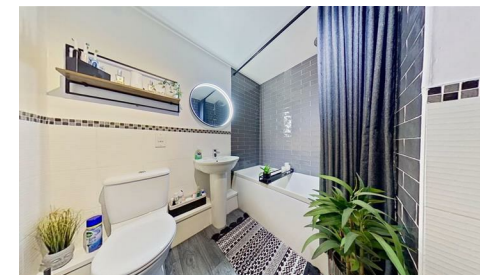
3.35m x 2.11m (11' x 6'11")



Double glazed window, and ceiling light point.

BATHROOM

2.54m max x 2.18m (8'4" max x 7'2")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, and wall mounted thermostatic mixer shower over with canopy style rain shower head and shower attachment; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled to bath and shower area, the remaining walls are part tiled, black ladder style towel radiator with digital thermostat, extractor, electric shaver point, vinyl wood effect flooring, and illuminated wall mirror.

WHARTON COURT

The development is located alongside the Shropshire Union Canal and is set within communal grounds. There is an allocated parking space and visitors parking is available.

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. Follow the road into Wharton Court and the property forms part of the block of apartments ahead of you.

TENURE

- * Leasehold - 125 years from commencement date on 1st January 2004.
- * Ground Rent - £250 per annum 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 £605.04 paid bi-annually (£1,210.08 annually) 2024.

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/PMW