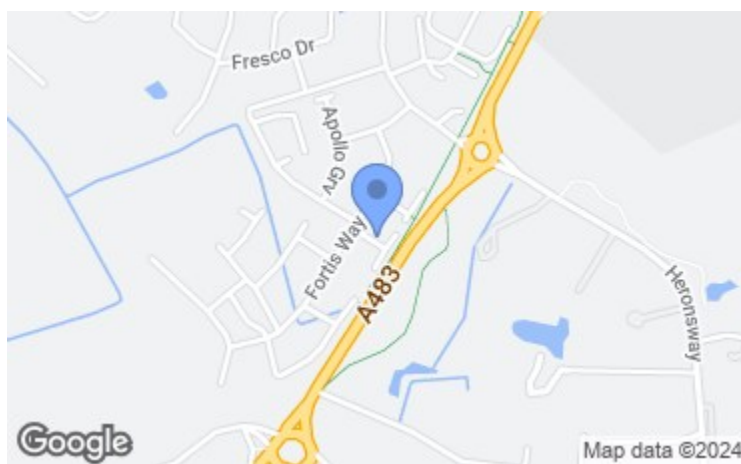


Total area: approx. 124.5 sq. metres (1340.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	84	94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



1 Mosaic Court
Chester,
CH4 7GH

Offers Over
£390,000

* PRESTIGIOUS KINGS MOAT GARDEN VILLAGE DEVELOPMENT BY REDROW HOMES * IDEAL FAMILY HOME * ENERGY PERFORMANCE RATING B (84). An attractive four bedroom detached house forming part of a new development with excellent links to Chester city centre, the Chester Business Park and A55 Expressway. The accommodation briefly comprises: entrance hall, living room, open-plan kitchen/dining area fitted with an extensive range of units and enjoying French doors to the garden, useful utility room, downstairs WC, landing, principal bedroom with fitted wardrobes and en-suite shower room, three further good sized bedrooms and family bathroom. The property benefits from UPVC double glazed windows, gas central heating and an electric car charging point. Externally there is a lawned garden at the front with shrubbery and a double width tarmac driveway leading to a larger than average single integral garage with up and over door. To the rear there is a lawned garden with flagged patio being enclosed by high brick walling and wooden fencing. Viewing highly recommended.

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 forms part of the very popular Kings Moat Garden Village development located off the Wrexham Road towards the southern edge of Chester. The development is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

With sensor controlled downlight, and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

Single radiator, Amtico flooring with mat well, mains connected smoke alarm, ceiling light point, and staircase to the first floor. Door to the living room.

LIVING ROOM

4.62m x 3.38m (15'2" x 11'1")



UPVC double glazed window overlooking the front, single

radiator with thermostat, ceiling light point, telephone point, Amtico wood effect flooring, and provision for wall mounted flat screen television. Door to dining kitchen.

**DINING KITCHEN**

5.56m x 3.25m (18'3" x 10'8")



Fitted with a contemporary range of grey fronted base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminate stone effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with chrome mixer tap and waste disposal unit. Fitted four-ring AEG gas hob with stainless steel splashback, extractor above, and built-in AEG electric double oven and grill. Integrated fridge/freezer and AEG dishwasher, recessed LED ceiling spotlights, Amtico wood effect flooring, double radiator with thermostat, TV aerial point, ample space for dining table and chairs, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors with full height double glazed windows

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

OUTSIDE REAR

To the rear the garden is laid mainly to lawn with flagged patio being enclosed by high brick walling and wooden fencing. Outside light and outside water tap.

**REDROW: THE SHREWSBURY**

'The Shrewsbury' forms part of The Heritage Collection of homes and has been created with modern families and lifestyles in mind. That's why the ground floor offers a spacious lounge, and the open-plan kitchen/dining area for shared moments. There's also a convenient utility for household tasks, the downstairs cloaks/toilet for guests, and an integrated garage for extra storage. Upstairs, four

bedrooms provide plenty of space and privacy. The main bedroom has a private en-suite, and both this room and the second bedroom to the rear have fitted wardrobes. The other bedrooms are extremely generous with plenty of room for furniture - whether you choose to use them both as bedrooms or create a home office or playroom. This property benefits from a number of upgrades to include Amtico flooring in the hall, living room, dining kitchen and utility room, an electric car charging point, fitted wardrobes in two bedrooms, and a waste disposal unit in the kitchen sink.

DIRECTIONS

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Then take the first turning left into Legend Street and then left again into Fortis Way. Mosaic Court is the second turning on the left and the property will be observed on the corner.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester County Council.

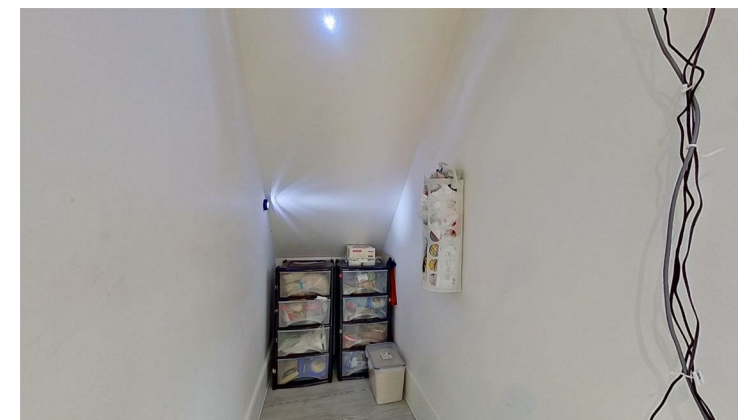
AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * There is a management fee payable for the development of £220 per annum (2024).
- * The property was purchased new in 2021 from Redrow. There is the balance of the 10 year NHBC remaining.
- * There are individual thermostats for the ground floor and first floor central heating.

at each side to the rear garden. Door to the downstairs pantry and door to the utility room.

**UNDERSTAIRS PANTRY**

2.31m x 0.89m (7'7" x 2'11")



Double power point, Amtico wood effect flooring.

UTILITY ROOM

2.13m x 1.88m (7' x 6'2")



Fitted matching base unit with laminate worktop, matching upstand and inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Plumbing and space for washing machine and space for tumble dryer, single radiator with thermostat, Amtico wood effect flooring, two recessed LED ceiling spotlights, extractor, digital central heating and hot water controls, and UPVC double glazed window to side. Door to downstairs WC.

DOWNSTAIRS WC

1.88m x 1.02m (6'2" x 3'4")



White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, two recessed LED ceiling spotlights, tiled floor, and UPVC double glazed window with obscured glass and tiled windowsill.

LANDING

Ceiling light point, mains connected smoke alarm, access to loft space, single radiator with thermostat, and built-in cupboard housing the pressurised hot water cylinder. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

4.22m x 3.38m overall (13'10" x 11'1" overall)



UPVC double glazed window overlooking the front, ceiling light point, single radiator, full height fitted wardrobe with two sliding doors having hanging space and shelving, and TV aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and sliding glazed door: low level dual-flush WC; and fitted worktop with semi-inset wash hand basin, mixer tap, wall mirror and storage cupboard beneath.

Electric shaver point, tiled floor, chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.48m to wardrobe x 2.87m (11'5" to wardrobe x 9'5")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and two full height fitted double wardrobes.

BEDROOM THREE

3.76m x 3.10m narrowing to 2.31m (12'4" x 10'2" narrowing to 7'7")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

BEDROOM FOUR

3.76m x 2.59m max (12'4" x 8'6" max)



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

BATHROOM

2.74m max x 1.91m (9' max x 6'3")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower over and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and wall mirror. Wall tiling to bath and shower area, tiled floor, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, electric shaver point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front of the property there is a lawned garden with shrubbery and a double width tarmac driveway leading to a single garage. Car charging point, and external gas and electric meter cupboards. A gated pathway at the side provides access to the rear garden.

SINGLE GARAGE

5.82m x 3.07m max (19'1" x 10'1" max)

Up and over garage door, light point, power, a wall mounted Ideal Logic Heat H15 condensing gas fired central heating boiler. and electrical consumer board.