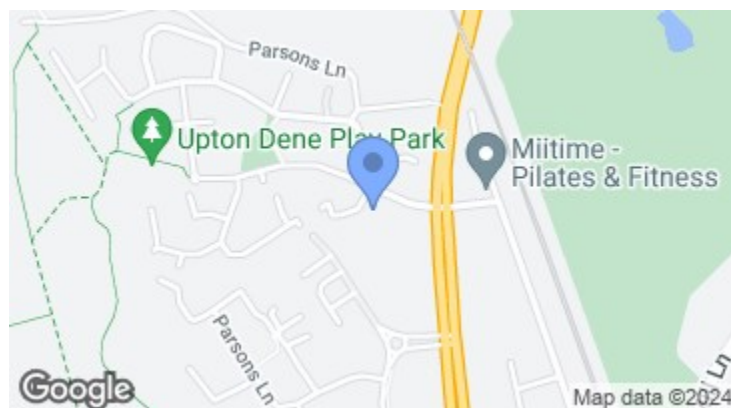


10 Mottershead Court, Upton Dene, Chester, CH2 1FA



Total area: approx. 60.9 sq. metres (655.9 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	
80	80
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	
83	83
England & Wales	
EU Directive 2002/91/EC	



10 Mottershead Court
Upton Dene, Chester,
CH2 1FA

Offers Over
£160,000

* PRESTIGIOUS DEVELOPMENT * COURTYARD SETTING * NO ONWARD CHAIN. A modern two bedroom ground floor apartment forming part of the popular Upton Dene development built by Morris Homes. The accommodation is well presented throughout and briefly comprises: entrance hall with built-in storage cupboard, dual-aspect living room/dining area, fitted kitchen with integrated appliances, bedroom one with inter-connecting bathroom and bedroom two. The property benefits from UPVC double glazed windows, gas fired central heating with an efficient condensing combination boiler, and an intercom entry system. The property is set within communal maintained gardens with resident's parking and further visitor parking available. Upton Dene is close to the Countess of Chester Hospital, the Bache Railway Station and approximately 2 miles from Chester City. 6th April Tenant vacating

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



www.cavendishproperties.co.uk

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

Upton Dene is a modern development built by Morris Homes conveniently situated off Liverpool Road close to both the Countess of Chester Hospital and Chester Zoo. The development is approximately 2 miles outside the City centre and regular bus services are available on Liverpool Road. A Morrisons Supermarket and Bache Railway Station, which provides a regular service to Liverpool, are located nearby together with a range of shops to include a Baker's, Fish Bar, Off Licence and Post Office. Upton Dene also has its own Public House called The Oak Tree. Open countryside is also close by with the Countess of Chester Country Park and pleasant walks along the canal towpath.

THE ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL**

Communal entrance door with intercom entry system and communal lighting.

Ground Floor: Door with security peephole to the apartment.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, single radiator with thermostat, telephone intercom entry system, and built-in storage cupboard. Doors to living room, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING AREA

6.91m max x 3.66m (22'8" max x 12')



Dual-aspect reception room with UPVC double glazed window overlooking the front and a UPVC double glazed window to the rear, two double radiators, two ceiling light points, digital thermostatic heating controls, and telephone, television, satellite and FM radio points. Opening to kitchen.

**KITCHEN**

2.62m x 2.16m (8'7" x 7'1")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset

one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring Neff gas hob with Neff extractor above and built-in Neff fan assisted oven and grill. Integrated fridge/freezer and washing machine, wall cupboard housing a Baxi Duo-Tec gas fired central heating boiler, ceiling light point, mains connected heat alarm, carbon monoxide alarm, vinyl tile effect flooring, and UPVC double glazed window overlooking the front.

BEDROOM ONE

3.56m x 3.35m (11'8" x 11')



UPVC double glazed window, single radiator with thermostat, thermostatic digital central heating controls, ceiling light point, and door to interconnecting bathroom.

BEDROOM TWO

2.64m x 2.44m (8'8" x 8')



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

BATHROOM

Spacious bathroom with white suite and chrome style fittings comprising: panelled bath with wall mounted mixer tap and shower attachment; low level dual flush WC; pedestal wash hand basin; and tiled shower enclosure with mixer shower and folding glazed door. Part-tiled walls, double radiator with thermostat, ceiling light point, extractor, vinyl tile effect flooring, and UPVC double glazed window with obscured glass.

OUTSIDE

The property forms part of a small courtyard set in maintained communal gardens with resident's parking. Further visitor parking is available. External letterbox, and external gas meter cupboard.

DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane

and follow the road around onto the 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 across, passing the Countess of Chester Hospital and at the next set of traffic lights turn left into Upton Grange. Follow the road and take the first turning right, which is a continuation of Upton Grange. Mottershead Court will then be observed on the right hand side, approached via a covered archway. The property is located within the courtyard on the right hand side.

TENURE

* Tenure Understood to Leasehold. Terms 150 years from 2013.

* Service Charge - currently £1,800 per year (2024) includes: grounds maintenance and buildings insurance.

* Ground rent - understood to be currently £140 per year (2024).

Service Charge = £1800

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENTS NOTES

* The property is on a water meter.

* Services - we understand that 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/PMW