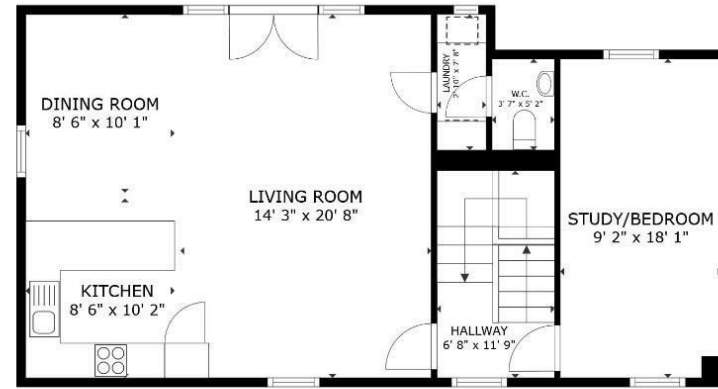


FLOOR 1

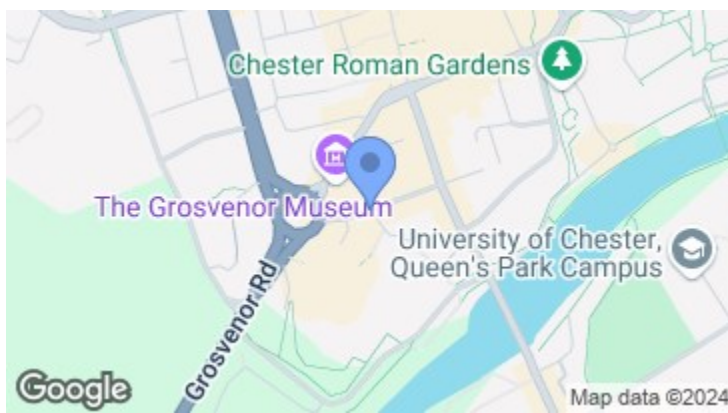


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 306 sq.ft. FLOOR 2 782 sq.ft. FLOOR 3 554 sq.ft.
EXCLUDED AREAS : GARAGE 431 sq.ft. BALCONY 31 sq.ft.
TOTAL : 1,642 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	80	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Charlotte House, 5 Gloverstone Court Castle Street

Chester,
CH1 2DS

£620,000

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.



* TOWN HOUSE * LOCATED WITHIN THE CITY WALLS * FLEXIBLE LAYOUT * DOUBLE GARAGE. A modern 3/4 bedroom townhouse forming part of a small gated development ideally situated off Castle Street in the heart of the city. The ground floor of this impressive building offers garage parking for two cars. In addition to the entrance hall, there is also a ground floor bedroom with en-suite. On the first floor there is a large open-plan kitchen, dining area and living space flooded with light from the French doors with 'Juliette' style balcony. Adjacent to here there is a separate utility room and WC. There is also an office/sitting room which could also be used as a fourth bedroom. The remaining accommodation on the second floor comprises of two further spacious bedrooms. Each bedroom includes a beautifully finished en-suite complete with designer tiling and sanitary ware. The substantial principal bedroom provides the space to relax and unwind on the balcony.

LOCATION



The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

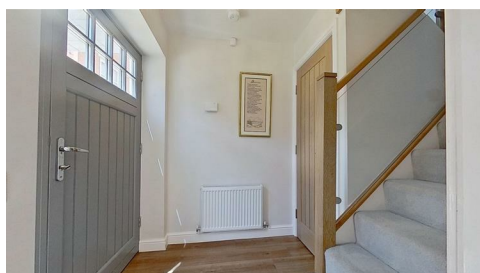


THE ACCOMMODATION COMPRISES:

CANOPY PORCH

Contemporary canopy porch with intercom entry system.

ENTRANCE HALL



Wooden panelled entrance door with double glazed insert

and double glazed side panel, burglar alarm control pad, double radiator, mains connected smoke alarm, ceiling light point, vinyl wood strip flooring, and staircase to the first floor with contemporary glass panels, oak handrail and useful understairs storage cupboard. Oak panelled door to bedroom three/guest room.

BEDROOM THREE/GUEST ROOM

5.05m x 2.67m (167" x 89")



UPVC double glazed French doors to outside, two ceiling light points, provision for wall mounted flat screen television, single radiator with thermostat, double glazed window to rear. Oak panelled door to en-suite shower room.

EN-SUITE SHOWER ROOM

Well appointed shower room with white suite and chrome style fittings comprising: tiled shower enclosure with mixer shower, canopy style rain shower head, extendable mixer tap and folding glazed door; wall hung WC; and wall mounted wash hand basin with mixer tap. Fully tiled walls with fitted wall mirror, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, tiled floor, and double glazed window with obscured glass.

FIRST FLOOR LANDING

Double glazed window with obscured glass, ceiling light point, mains connected smoke alarm, single radiator, vinyl wood strip flooring, turned staircase to the second floor with contemporary glass panels and wooden handrail. Oak panelled doors to the living room/dining/kitchen and office/bedroom four.

LIVING ROOM/DINING AREA AND KITCHEN

6.96m x 6.15m (22'10" x 20'2")

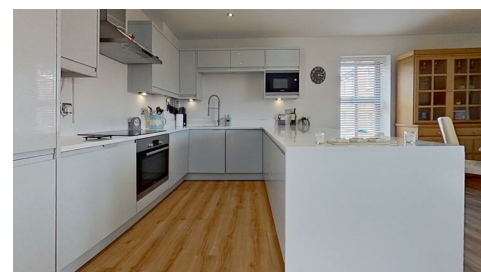


A large open-plan room featuring double glazed French doors with double glazed side windows and Juliet style balcony, double glazed window to side, double glazed window with obscured glass to front, recessed LED ceiling spotlights,

two double radiators with thermostats, vinyl wood effect flooring, provision for wall mounted flat screen television, and ample space for sofas and dining table and chairs.



KITCHEN AREA



Fitted with a contemporary range of high gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops incorporating a breakfast bar. Inset one and half bowl stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Fitted four-ring Bosch touch control ceramic hob with chimney style extractor above, built-in Bosch electric fan assisted oven and grill, integrated fridge/freezer and dishwasher, integrated Bosch microwave oven, and under-cupboard spotlighting.

DINING AREA



UTILITY ROOM

2.64m x 0.81m (88" x 28")

Two fitted quartz worktops with plumbing and space for washing machine and space for tumble dryer beneath, two recessed LED ceiling spotlights, extractor, tiled floor, and double glazed window with obscured glass. Oak panelled door to separate WC.

CLOAKROOM/WC

1.32m x 0.91m (44" x 3')

Comprising: low level dual-flush WC; wall mounted wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Two recessed LED ceiling spotlights, chrome ladder style towel radiator, extractor, and tiled floor.

OFFICE/BEDROOM FOUR

5.03m x 2.64m (166" x 88")



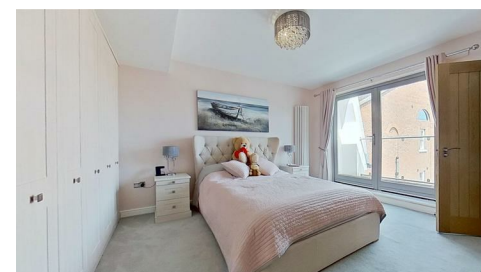
Double glazed window with obscured glass to front, recessed LED ceiling spotlights, double radiator with thermostat, television aerial point, telephone point, and vinyl wood effect flooring.

SECOND FLOOR LANDING

Mains connected smoke alarm, ceiling light point, and wooden balustrade with contemporary glass panel. Oak panelled doors to the principal bedroom and bedroom two.

PRINCIPAL BEDROOM

4.11m narrowing to 2.95m x 4.75m max (13'6" narrowing to 9'8" x 15'7" max)



Fitted with a modern range of bedroom furniture incorporating three full height double wardrobes, dressing table and two freestanding bedside units. Contemporary tall radiator, ceiling light point, digital thermostatic heating controls. Double glazed French doors to the balcony and oak panelled door to the en-suite bathroom.

BALCONY



With composite decking, exterior lighting, and stainless steel handrail with contemporary glass panels.

EN-SUITE BATHROOM

2.57m x 2.01m (85" x 67")



Well appointed suite in white with chrome style fittings comprising: panelled bath with wall mounted mixer tap, large canopy style rain shower head and folding glazed shower screen, twin sink unit with mixer taps and storage drawers beneath, low level dual flush WC, double glazed window with obscured glass, quartz display shelf. Fully tiled to bath and shower area, chrome ladder style towel radiator, tiled floor, recessed LED ceiling spotlights, extractor, fitted wall mirror.

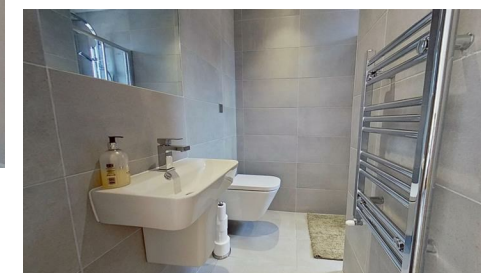
BEDROOM TWO

3.23m plus walkway x 2.64m plus recess (10'7" plus walkway x 8'8" plus recess)

Double glazed window to rear, single radiator with thermostat, and ceiling light point. Door to en-suite shower room.

EN SUITE SHOWER ROOM

1.65m x 1.50m (5'5" x 4'11")



Modern white suite with chrome style fittings comprising: walk-in tiled shower enclosure with mixer shower, canopy rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, fitted wall mirror, two recessed LED ceiling

spotlights, tiled floor, chrome ladder style towel radiator, and extractor.

OUTSIDE

Charlotte House forms part of Gloverstone Court, a small gated development accessed from Castle Street in the centre of the city. To the front of the house there is a block paved area with wooden boundary fence and trellis. Contemporary outside lighting and external letterbox.

DOUBLE GARAGE

6.81m width x 6.45m depth (22'4" width x 21'2" depth)

With an electronic remote controlled up and over garage door, electric meter and electrical consumer board, gas meter, wall mounted Vaillant combination condensing gas fired central heating boiler, fluorescent strip lighting, double glazed window with obscured glass, power, and cold water tap. Please note this is the only parking at the property.

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.

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.

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.

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