

25 Ethos Court City Road, Chester, CH1 3AT

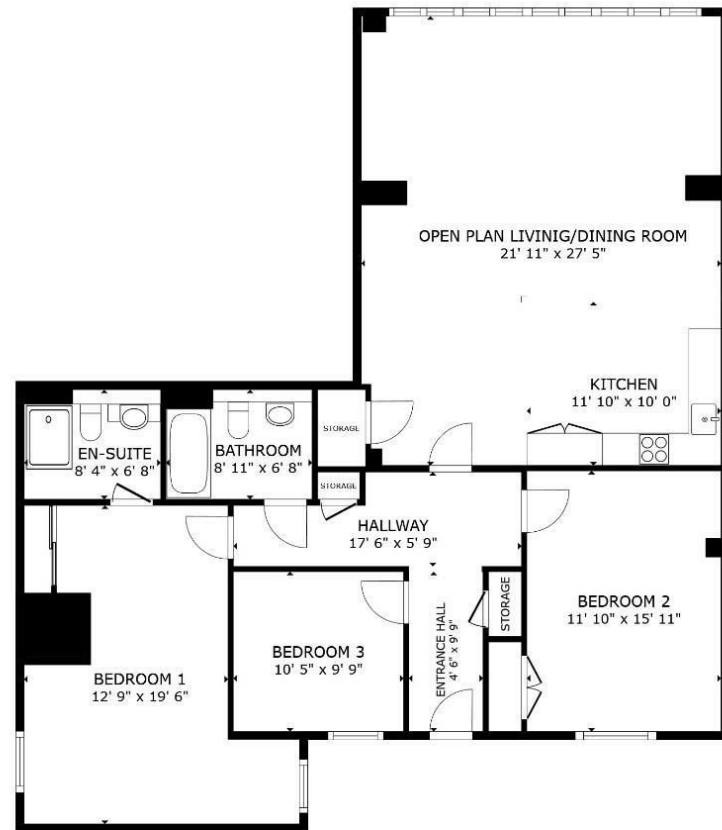
**Cavendish**  
ESTATE AGENTS

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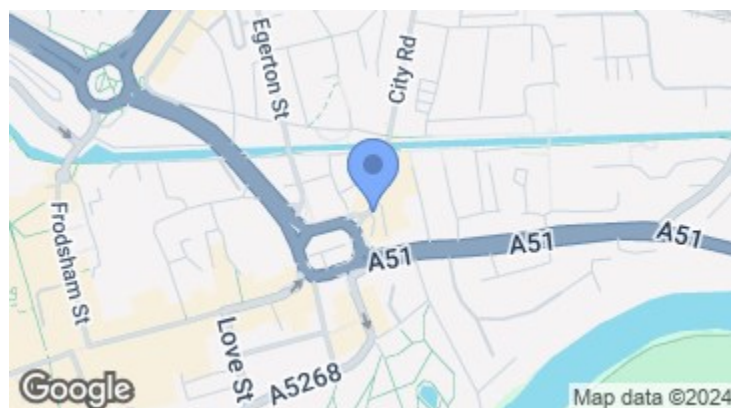
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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,487 sq.ft.  
TOTAL : 1,487 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
	74
61	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



## 25 Ethos Court City Road

Chester,  
CH1 3AT

£285,000

**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 THREE BEDROOM APARTMENT \* TWO PARKING SPACES \* NO ONWARD CHAIN \* An impressive two bedroomed first floor apartment forming part of a landmark development along City Road, conveniently situated within walking distance of Chester City centre and the Chester Railway Station. The accommodation comprises: entrance hall with built-in storage cupboard, impressive open-plan living room/dining area and kitchen with integrated appliances, principal bedroom with fitted wardrobe and en-suite shower room, bedroom two, bedroom three, and bathroom. The property benefits from double glazed windows, an intercom entry system and has electric heating. The apartment forms part of a courtyard style development with electronic wrought iron gates and two allocated parking spaces. There is also pedestrian access directly onto City Road. If you are looking for a stylish and larger than average three bedroom apartment with a large living space in a central location, then we would strongly urge you to view.



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**LOCATION**

Ethos Court is situated close to the the Shropshire Union Canal and within walking distance of Chester City Centre where extensive shopping and leisure facilities are available including the Northgate Arena, River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. There are regular train services from Chester's main station which is also close-by. The property is well placed for easy commuting to all surrounding areas, and the Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

**THE ACCOMMODATION COMPRISES:****COMMUNAL ENTRANCE HALL**

Entrance door with intercom entrance system, communal lighting, individual letter boxes, and staircase and lift access to the upper floors.

**FIRST FLOOR EXTERNAL WALKWAY**

Door with security peep-hole access to the Apartment.

**RECEPTION HALL**

Luxury vinyl flooring, telephone intercom entry system,

recessed ceiling spotlights, smoke alarm, Dimplex electric heater, and built-in storage cupboard with coat hooks. Doors to the living room/kitchen and dining area, bedroom two, bedroom three and opening to inner hall.

**INNER HALL**

Recessed ceiling spotlights, and built-in cupboard housing an unvented hot water cylinder with slatted shelf. Doors to bedroom one and bathroom.

**LIVING ROOM/KITCHEN/DINING AREA**

8.26m x 6.40m; 2.74m overall (27'1" x 21'9" overall)

**LIVING/DINING AREA**

Full height double glazed window with views towards City Road, luxury vinyl flooring with space for dining table and chairs, two ceiling light points, telephone point, television aerial point, built-in walk in storage cupboard, and wall mounted electric heater.

**KITCHEN AREA**

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with stainless steel handles and laminated worktops with matching upstands. Two pop-up worktop power points. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring electric hob with stainless steel splashback and extractor above, and built-in electric fan assisted oven and grill. Integrated dishwasher, fridge, freezer and washing machine, luxury vinyl flooring, recessed LED ceiling spotlights, and extractor.

**BEDROOM ONE**

5.89m x 3.76m narrowing to 2.49m (19'4" x 12'4" narrowing to 8'2")



Two UPVC double glazed windows, Dimplex electric heater, recessed LED ceiling spotlights, TV aerial point, fitted wardrobe with two sliding mirrored doors having hanging space and shelving. Door to en suite shower room.

**EN-SUITE SHOWER ROOM**

2.51m x 2.08m (8'3" x 6'10")



Modern white suite with chrome style fittings comprising: shower enclosure with wet boarding, glazed shower screens and sliding glazed door; low level WC; and vanity unit with wash hand basin, mixer tap and storage beneath. Display shelf, illuminated wall mirror, electric shaver point, recessed LED ceiling spotlights, tiled floor, chrome towel radiator, and extractor.

**BEDROOM TWO**

4.83m x 3.61m (15'10" x 11'10")



UPVC double glazed window, Dimplex electric heater, telephone point, ceiling light point, and built-in wardrobe with hanging rail and shelf.

**BEDROOM THREE**

3.12m x 3.02m (10'3" x 9'11")



UPVC double glazed window, Dimplex electric heater, and ceiling light point.

**BATHROOM**

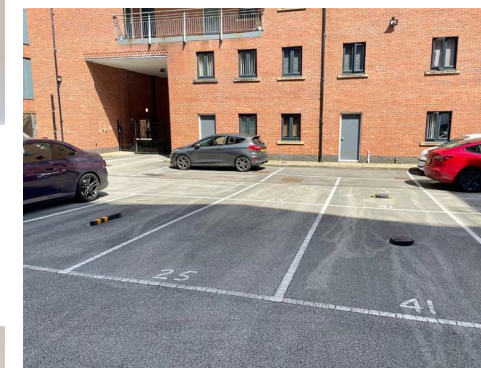
2.69m x 2.08m (8'10" x 6'10")



Modern white suite with chrome style fittings comprising: enamelled bath with Bristan shower over and glazed shower screen; low level WC; and pedestal wash hand basin. Wet boarding to bath and shower area, marble effect display shelf with large wall mirror, tiled floor, recessed LED ceiling spotlights, and extractor.

**OUTSIDE**

The property forms part of a modern development located between City Road and Russell Street. There is pedestrian access along City Road. Pedestrian and vehicular access can also be gained along Russell Street with electronic gates providing access to the courtyard where there is are two allocated parking spaces both numbered 25. Communal bin store area and cycle rack.

**ALLOCATED PARKING**

Two allocated parking spaces numbered 25.

**DIRECTIONS**

From the Agents Chester office proceed to the traffic lights and continue straight across into Pepper Street. Follow the road around the Amphitheatre and into Love Street. At the traffic lights turn left into Foregate Street and at the roundabout take the 2nd exit into City Road. The Ethos Court development will then be observed on the right hand side. There is an entrance door with an intercom entry system from City Road.

If approaching by car, at the roundabout take the 3rd exit which is a continuation of Foregate Street, and then take the first turning left into Russell Street. Electronic gates into the development will then be found after a short distance on the left hand side.

**TENURE**

\* Tenure - understood to be Leasehold. Term: 125 years from 01.01.2005.

**COUNCIL TAX**

\* Council tax band E - Cheshire West and Chester Council.

**AGENTS NOTES**

\* The Ethos Court development is managed by JMB Property Management Limited - telephone 0161 641 0642, email: help@jmbpm.com

\* Service charge - we are advised that the service charge is approximately £283 per month (2024). The water is included in the service charge tbc.

\* Ground rent - we are advised that the ground rent is £200 per annum (2024).

**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