



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.



15 Sens Close

St Martins, Chester,
CH12NF

Price
£170,000

* TOP FLOOR APARTMENT * SUPERB VIEWS TOWARDS THE WELSH HILLS * SITUATED WITHIN THE CITY WALLS * ALLOCATED PARKING SPACE. A one bedroom top floor apartment forming part of a sought after development near to the 'Old Infirmary Building' within the city walls of Chester. The accommodation briefly comprises: entrance vestibule, entrance hall with useful built-in storage cupboard, separate WC, spacious living room/dining area with French doors and Juliet style balcony enjoying fantastic far reaching views towards Moel Famau, kitchen with integrated cooking appliances and fridge/freezer, bedroom with bay window and en-suite wet shower room. The property benefits from double glazed windows, gas fired central heating and has a video intercom entry system. Externally there is an allocated parking space, with further visitor parking available. If you are looking for a modern apartment in a convenient location then we strongly urge you to view.

LOCATION



The property forms part of a modern development, which was built around the year 2000, and is located within the city walls of Chester. 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.

COMMUNAL ENTRANCE HALL

Communal entrance door on the lower ground floor with intercom entry system, communal lighting and staircase to the upper floors. On the upper ground floor there is an additional entrance door with steps leading down to the pavement onto St Martin's Way.

Top Floor: Door to the Apartment.

TOP FLOOR



Top Floor: Door to the Apartment.

ENTRANCE VESTIBULE

1.32m x 1.14m (4'4" x 3'9")

Coved ceiling, recessed ceiling spotlight, single radiator with thermostat, hanging for cloaks, and laminate wood strip flooring. Door to entrance hall.

ENTRANCE HALL

2.29m x 2.21m (7'6" x 7'3")



Coved ceiling, access to roof space, mains connected smoke alarm, two recessed ceiling spotlights, telephone video intercom entry system, single radiator, laminate wood strip flooring, and built-in airing cupboard housing the pressurised hot water cylinder with light point, gas meter, electric meter and electrical consumer board. Double opening doors to the living room/dining area and doors to the kitchen, separate WC and bedroom.

SEPARATE WC

1.88m x 1.07m (6'2" x 3'6")



Low level WC with concealed dual-flush cistern and wash hand basin with mixer tap, part-tiled walls, tiled floor with electric underfloor heating, chrome ladder style towel radiator, fitted wall mirror and glass shelf, two recessed ceiling spotlights, and extractor.

LIVING/DINING AREA

5.49m x 3.56m (18' x 11'8")



UPVC double glazed French doors with Juliet style balcony enjoying fantastic far reaching views towards Moel Famau, two double glazed windows, two double radiators with thermostats, telephone point, TV aerial point, coved ceiling, two ceiling light points, laminate wood strip flooring, and two wall light points.

VIEW FROM FRENCH DOORS



KITCHEN

3.48m x 2.24m (11'5" x 7'4")



Fitted with a range of cream fronted base and wall level units incorporating drawers, cupboards, shelving and a glazed display cabinet with laminated granite effect worktops. Inset one and half bowl composite sink unit and drainer with mixer tap. Fitted four-ring Neff gas hob, built-in Neff electric fan assisted oven and grill, integrated Neff washer/dryer, integrated fridge/freezer, wall cupboard housing a Potterton

ALLOCATED PARKING SPACE



Suprima gas fired central heating boiler, recessed ceiling spotlights, tiled floor, single radiator with thermostat, and double glazed window overlooking St Martins Way.

BEDROOM

3.96m into bay x 3.12m (13' into bay x 10'3")



Double glazed windows forming a bay overlooking St Martins Way, TV aerial point, ceiling light point, and double radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.06m x 1.83m max (6'9" x 6' max)



Comprising: wet shower area with wall mounted mixer tap, canopy style rain shower head, extendable shower attachment and glazed shower screen; low level WC with concealed dual-flush cistern; and wash stand with circular wash hand basin and wall mounted mixer taps. Wall tiling to shower area, tiled floor with electric underfloor heating, chrome ladder style towel radiator, recessed ceiling spotlights, illuminated wall mirror, and extractor.

OUTSIDE

The property forms part of a popular courtyard style development located within the city walls. Allocated parking space (15). Two additional carparks are available within The Yonne and Sens Close for the use of residents and visitors. Communal bin store and shared recycling bins.

ST MARTINS WAY ENTRANCE



DIRECTIONS

From the agent's Chester office proceed along Grosvenor Street to the roundabout and turn right into Nicholas Street. At the third set of traffic lights adjacent to the Health Centre, turn left. Follow the road around to the right into Sens Close and the property will be found within the courtyard.

TENURE

*Tenure - understood to be Leasehold, 999 years from 1st December 1998. Purchasers should verify this through their solicitor.

*Service Charge - We are advised that the current service charge is approximately £2,600 per annum. Service charge review period - yearly.

*Ground Rent - We are advised that the ground rent is currently £123.56 (2025).

*The development is managed by First Port Property Services.

COUNCIL TAX

*Council Tax Band D - Cheshire West and Chester.

AGENTS NOTES

*Services - we understand that mains gas, electricity, water and drainage are connected.

*The property is on a water meter.

*The development is managed by First Port Property Services. 0333 3214080 e: help@firstport.co.uk

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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