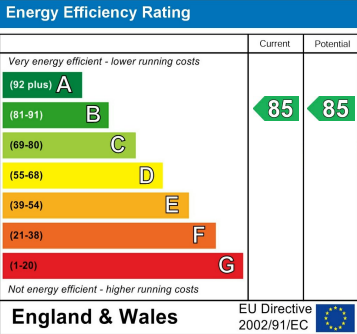
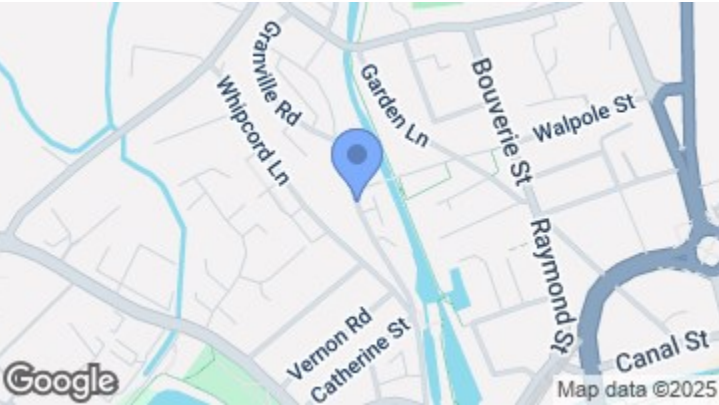
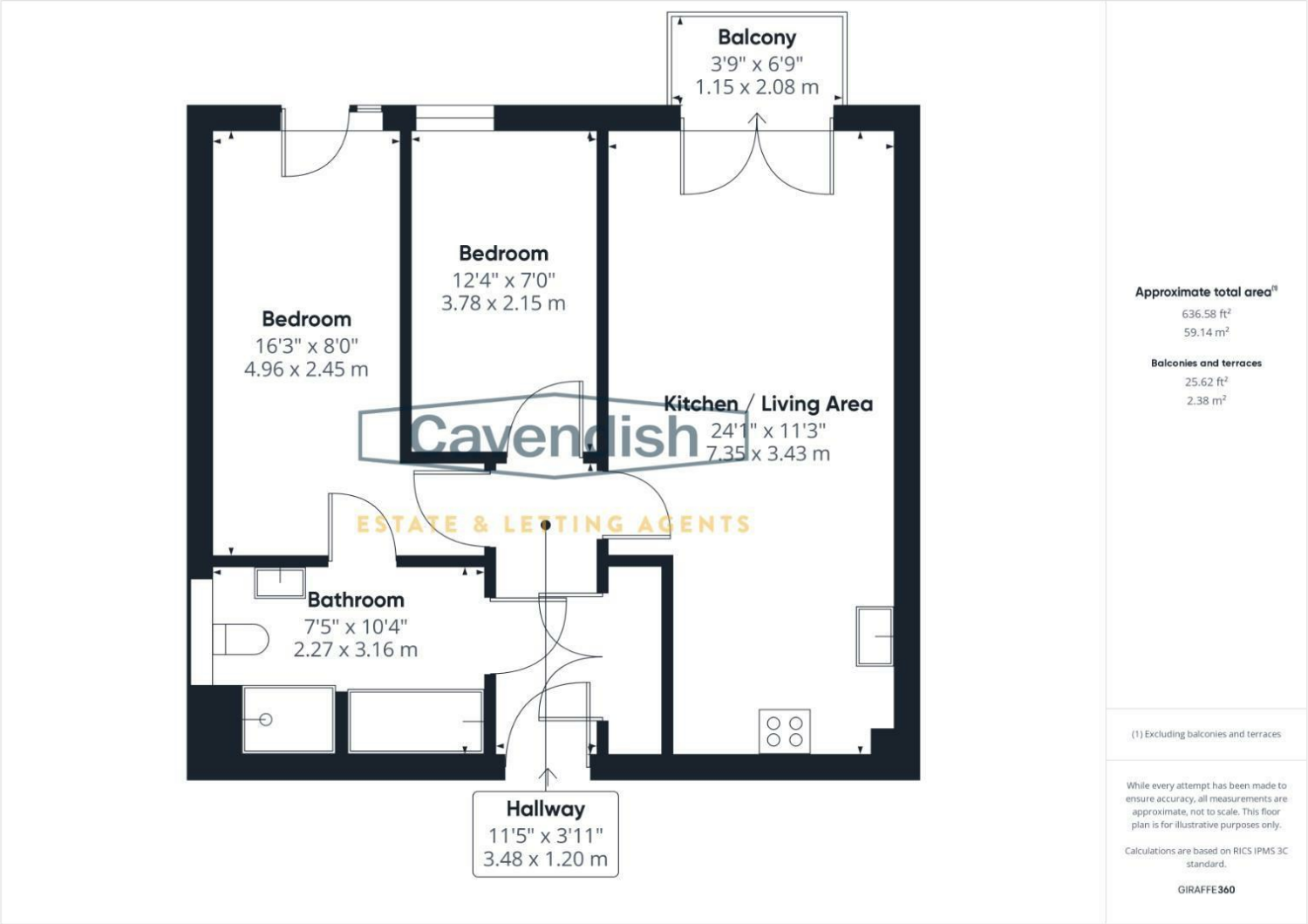


6 Lock Court Upper Cambrian Road, Chester, CH1 4FD



Cavendish

ESTATE AGENTS

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**6 Lock Court Upper Cambrian Road**  
Chester,  
CH1 4FD

**Asking Price**  
**£235,000**

**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.

\* FIRST FLOOR APARTMENT \* DESIRABLE LOCATION BACKING ONTO THE CANAL \* TWO BALCONIES

\*.A beautifully presented two bedroom first floor apartment forming part of a small development by Morris Homes along Upper Cambrian Road in the Garden Quarter area of Chester. The city centre is conveniently situated a short walk away and there are excellent canal towpath walks nearby together with the Telford's Warehouse which is a popular canalside bar and restaurant. The accommodation briefly comprises: communal entrance hall, entrance hall with useful built-in storage cupboard, impressive open-plan kitchen and living/dining room with double opening French doors and balcony with views over the canal, bedroom with inter-connecting bathroom, and a second bedroom. The property benefits from UPVC double glazed windows, an intercom entry system and gas fired central heating with an efficient condensing combination boiler. Externally there is an allocated parking space.



## LOCATION

The property is ideally situated for the amenities of Chester City Centre and the Greyhound Retail Park. The city centre provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. A Tesco and ASDA supermarket are situated close by. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

## COMMUNAL ENTRANCE HALL

Entrance door with intercom entry system, individual letterboxes and communal lighting. First Floor: Door with security peephole to the apartment.



## HALLWAY

3.48m x 1.20m (11'5" x 3'11")



Recessed LED ceiling spotlights, mains connected smoke alarm, single radiator, telephone master socket, telephone intercom entry system, digital central heating controls, and useful built-in storage cupboard with light point.

Doors to the kitchen/dining area and living room, bedroom one, bedroom two and bathroom.

## KITCHEN/DINING ROOM & LIVING ROOM

7.35m x 3.43m (24'1" x 11'3")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring Indesit touch control electric hob with stainless steel splashback, extractor above and built-in electric fan assisted oven and grill. Integrated fridge/freezer, Hotpoint washer/dryer, and Indesit dishwasher. Particle wall tiling to work surface areas with under-cupboard lighting, wood effect flooring, space for dining table and chairs with light above, recessed LED ceiling spotlights, mains connected heat alarm, and single radiator with thermostat. Open-plan to the living room. Ceiling light point, two single radiators with thermostats, telephone master socket, television, satellite and FM aerial point, and UPVC double glazed double opening French doors to the balcony.



## BALCONY



Large balcony with timber decking, outside light, contemporary glass panels and wooden handrail, enjoying views over the canal.

## BEDROOM ONE

4.96m x 2.45m (16'3" x 8'0")



UPVC double glazed window to front along with UPVC door leading to the 'Juliet' style balcony, ceiling light point, provision for wall mounted flat screen television, digital central heating controls and single radiator.

## BEDROOM TWO

3.78m x 2.15m (12'4" x 7'0")



UPVC double glazed window to front, ceiling light point, and single radiator.

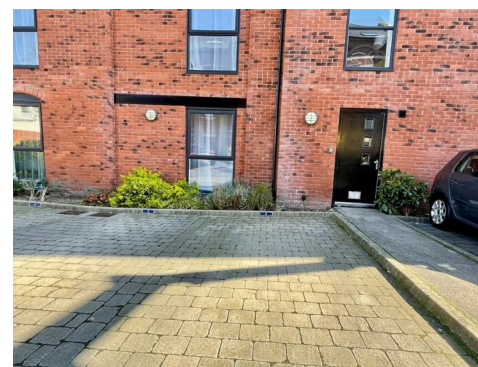
## BATHROOM

2.27m x 3.16m (7'5" x 10'4")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap; double, stand-in shower cubical; wall hung wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC with concealed cistern. Part tiled walls, chrome ladder style towel radiator, extractor, and recessed LED ceiling spotlights.

## OUTSIDE



Communal bin store. Allocated parking space.

## DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street. Then take the turning right after Tower Road into South View Road and second turning left into Whipcord Lane. Then take the turning right into a cobbled section of Upper Cambrian Road, continuing past Taylor's Boatyard. The development will then be found on the right hand side.

## TENURE

\* Tenure - Leasehold. Term 150 years from 1st January 2016.  
\* Ground rent - currently £350 per annum  
\* Service charge - currently £1199.52 per annum, which can be paid monthly.  
\* The development is managed by Premier Estates.  
\*\*Deed of variation already in place\*\*

## COUNCIL TAX

\* Council Tax Band C - 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.  
\*\*Deed of variation already in place\*\*

## 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

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.

CC/PMW