



**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.



## 23 Lock Court Upper Cambrian Road

Chester,  
CH14FD

**Asking Price**  
**£210,000**

A beautifully presented two-bedroom second-floor apartment in the sought-after Lock Court development, Chester. Perfectly positioned alongside the canal, this home offers a tranquil setting with the added benefit of a private balcony – ideal for relaxing and enjoying the views.

The apartment features an open-plan living space with a modern fitted kitchen, complete with integrated appliances. The stylish Jack and Jill bathroom boasts a contemporary two-piece suite, serving both the master bedroom and hallway with ease. Additional benefits include an allocated parking space, along with visitors' parking.

Lock Court is just a short walk from Chester city centre, offering an array of shops, restaurants, and leisure facilities. The location also provides excellent transport links, with easy access to major road networks and Chester railway station, making it ideal for both commuters and those who love to explore.

**Location**

Lock Court is perfectly placed on the banks of the canal, offering a peaceful waterside setting while still being just a short stroll from Chester's historic city centre. Residents can enjoy the abundance of shops, restaurants, cafés, and cultural attractions the city has to offer. The property is also within easy reach of Chester Racecourse and the picturesque Grosvenor Park. Excellent transport connections are nearby, with Chester railway station providing direct links to Liverpool, Manchester, and beyond. The location also benefits from convenient access to the motorway network, making it ideal for commuters. For leisure, the canal paths offer scenic walking and cycling routes right on your doorstep.

**Hallway**

3.47 x 1.19 m (11'4" x 3'10")



The hallway provides a welcoming entrance with carpeted flooring and white walls,

complemented by a dark wood door. It offers access to the bedrooms, bathroom, and living area, maintaining a neat and practical layout.

**Kitchen / Living Area**

7.34 x 3.45 m (24'0" x 11'3")



This open-plan kitchen and living area stretches generously, combining practicality with a bright and airy feel. The kitchen features crisp white cabinetry paired with neutral countertops and integrated appliances, including an oven and a cooker hood. The living space is carpeted and opens out onto a balcony through double doors, allowing plenty of natural light to flow in and providing a pleasant outdoor spot overlooking the canal. The balcony itself is wooden decking and a modern metal and glass balustrade.

**Bedroom 1**

4.98 x 2.43 m (16'3" x 7'11")



A bright and spacious bedroom featuring carpeted flooring and a double door leading to the balcony, offering lovely views and natural light. The room's neutral tones and textured feature wall create a calm and inviting space.

**Bedroom 2**

3.76 x 2.22 m (12'3" x 7'3")



This airy bedroom is carpeted and features a large window that fills the room with natural light. Its neutral colour scheme and

simple décor provide a peaceful atmosphere, perfect for rest and relaxation.

**Bathroom**

2.27 x 3.23 m (7'5" x 10'7")

**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.

**TENURE**

Leasehold

Service charge - £1199.52 per year

Ground rent - £350.00

Lease term - 150 years (140 remaining)

**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.

This well-appointed bathroom is designed with modern fixtures including a bathtub, a separate shower enclosure, a toilet and a sink. Wood-effect flooring, creating a fresh and clean environment.

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**Viewing**

By appointment through the Agents  
Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.