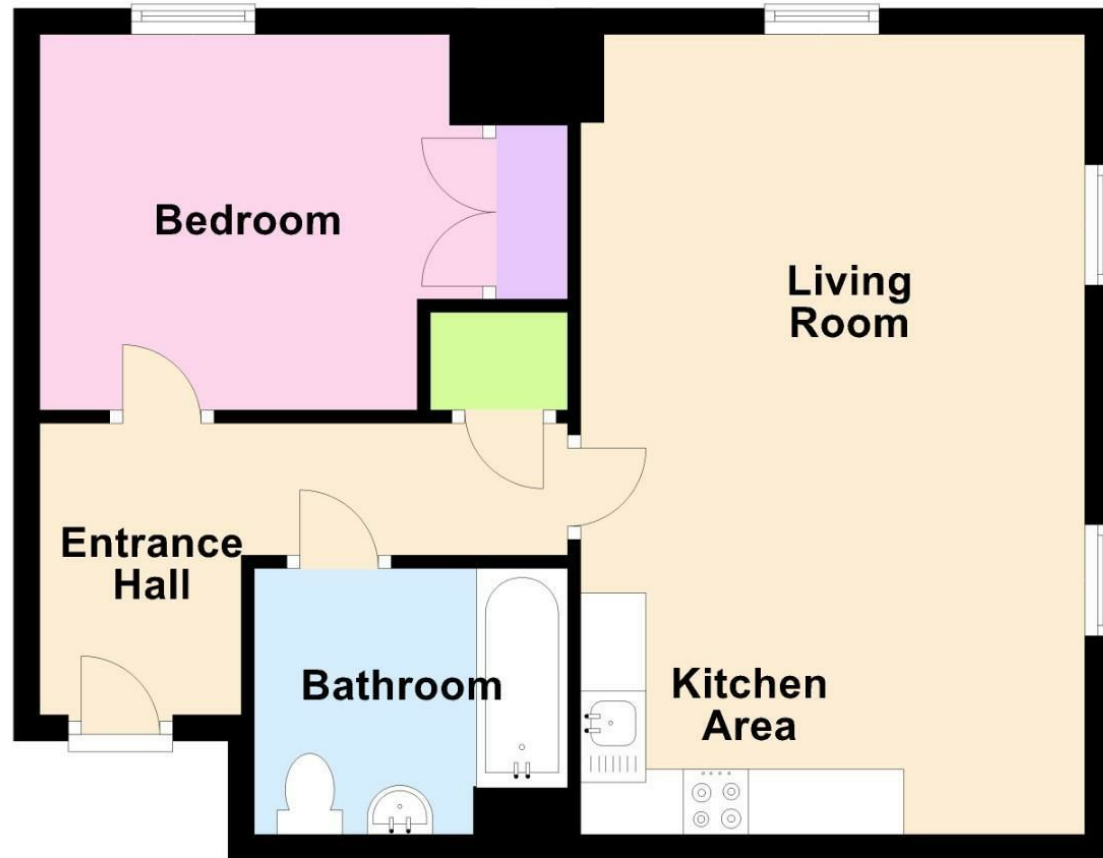


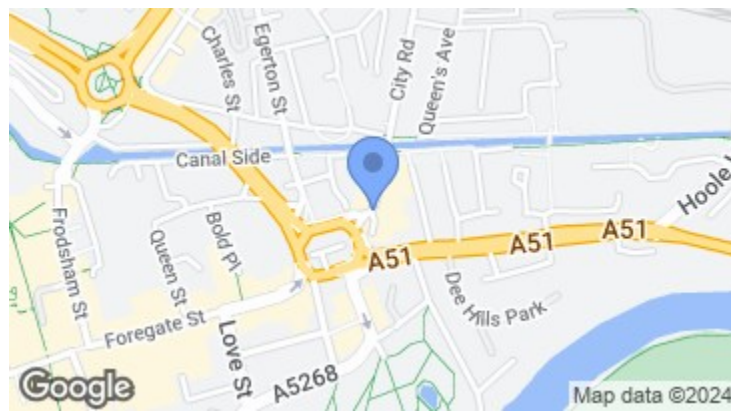
43 Ethos Court City Road, Chester, Cheshire, CH1 3AT

Fifth Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 46.9 sq. metres (504.3 sq. feet)



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	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(12-20) F		
(1-11) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



43 Ethos Court City Road

Chester, Cheshire,
CH1 3AT

£138,000

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.

* TOP FLOOR APARTMENT WITH VIEWS ACROSS CHESTER SKYLINE & TOWARDS BICKERTON HILLS. A one bedroom fifth floor apartment forming part of a landmark development along City Road, conveniently situated within walking distance of the city centre, the Shropshire Union Canal and Chester railway station. The apartment is positioned on the top corner of the building with daylight from two aspects. The accommodation briefly comprises: entrance hall, impressive open-plan living/kitchen with high vaulted ceiling, two windows enjoying views towards the city and a window with far reaching views towards the Bickerton Hills, bedroom with built-in wardrobe, and bathroom. The property benefits from UPVC double glazed windows and has electric heating.



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.

COMMUNAL ENTRANCE HALL

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

**EXTERNAL WALKWAY**

Providing access to the Apartment.

MAIN ACCOMMODATION**FIFTH FLOOR**

Door to apartment.

ENTRANCE HALL

Mains-connected smoke alarm, two recessed ceiling spotlights, hanging for cloaks, electrical consumer board, telephone intercom entry system, wall-mounted Dimplex electric heater and built-in cupboard housing the unvented hot water heater with slatted shelf. Doors to the living room/kitchen, bedroom and bathroom.

LIVING ROOM/KITCHEN

6.12m x 3.99m (20'1" x 13'1")

A large open-plan room with feature vaulted ceiling and three UPVC double-glazed windows enjoying views across the city towards the cathedral and towards the Bickerton Hills.

LIVING AREA

TV satellite and FM aerial point, telephone point, two wall light points, two UPVC double-glazed windows, Dimplex electric wall heater and three wall light points.

**KITCHEN AREA**

Fitted with a range of base and wall units with laminated worktops with a pop-up power point and upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap. Fitted four-ring electric hob with extractor above and built-in electric fan-assisted oven and grill. Integrated Logic washing machine, Electrolux dishwasher and fridge/freezer. Tiled floor, mains-connected heat alarm, Dimplex electric heater, wall light point and UPVC double-glazed window.

**BEDROOM**

3.33m x 2.87m (10'11" x 9'5")



UPVC double-glazed window with fantastic views towards the Bickerton Hills, two ceiling light points, Dimplex electric wall heater, TV aerial point and built-in double wardrobe.

BATHROOM

2.34m x 1.96m max (7'8" x 6'5" max)



White suite comprising panelled bath with wall-mounted mixer shower over and glazed shower screen, pedestal wash hand basin with mixer tap and low-level WC with concealed cistern. Large fitted wall mirror and display shelf, electric shaver point, chrome electric towel radiator, recessed ceiling spotlights, extractor, vinyl floor covering and wall tiling to bath and shower area.

OUTSIDE

The property forms part of a modern development located between City Road and Russell Street. There is pedestrian access along City Road. Communal bin store area and cycle rack.

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.

TENURE

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

COUNCIL TAX

* Council tax band C - Cheshire West and Chester Council.

AGENT'S 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 £120 per month (2022). The water is included in the service charge.

* Ground rent - we are advised that the ground rent is £200 per annum (2022).

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.

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.

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.

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.

ESJ/PJS