

Town & Country

Estate & Letting Agents

The Courtyard, Upton

Asking Price £249,950



Occupying a prime location within this highly desirable development of exclusive apartments, this light and spacious first floor apartment has recently undergone internal improvements and is presented to the highest standard throughout. Benefiting from gas central heating and UPVC double glazing the apartment in brief comprises an entrance hall with large storage/cloaks cupboard off, a generous sized L-shaped, living room/dining room with two Juliet balconies. a beautiful recently installed kitchen, a principal bedroom with an en suite off, a second guest bedroom, utility/laundry room and a modern contemporary bathroom suite.

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LOCATION

The Courtyard is located off The Beeches in Upton. The apartment is situated in this popular residential location close to local amenities including shops, schools and recreational facilities together with an electrified rail link to Liverpool. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course together with the Northgate Arena. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

DIRECTIONS

From the Grosvenor roundabout bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge, take the turning left into Newton Lane and proceed over the bridge into Plas Newton Lane. Follow the road, past the turnings for Wealstone Lane and St. James Avenue, and just before the T junction turn left into The Beeches. Continue into the development and The Courtyard will be found after some distance on the right hand side.

COMMUNAL ENTRANCE HALL

The property is entered via an Impressive pillared porch with wooden panelled entrance door and etched glass inserts to the Communal Lobby.

The Communal Lobby has Individual letter boxes for each apartment. A Wooden panelled door with etched glass inserts to the Communal Hall.

The Communal Hall has communal lighting, a staircase and lift access to the first and second floors.

PRIVATE ENTRANCE HALL

The property is entered through a woodgrain style front door, opening to an entrance hall with a radiator, a video intercom receiver, access to the loft space above and further interior woodgrain style doors opening to the storage/cloakroom (with higher and lower hanging rails), the bathroom, the living room, the utility room and to both bedrooms.

CLOAKROOM

Storage/cloakroom with higher and lower hanging rails.



LIVING/DINING ROOM

22'0 x 17'2 max

A generous sized L-shaped room with two radiators, two windows to each front and rear elevations and two UPVC double glazed French doors opening to Juliet balcony with views over the side garden.



LIVING AREA



DINING AREA



KITCHEN

14'0 x 7'10

The kitchen is recently installed with beautiful, repeat wall, base and draw units with inset drawers and doors which are complimented by chrome handles. Ample quartz worksurface space with matching risers houses a ceramic double Belfast sink unit with a mixer tap. Integrated appliances include a dishwasher, an induction hob with a stainless-steel extractor hood above, a double oven and microwave oven. There is space available to house in American style fridge freezer (along with plumbing), and there is radiator, two windows to the side elevation and one window to the rear elevation.



PRINCIPLE BEDROOM

15'4 x 10'0

Having a radiator and UPVC double glazed French door opening to a Juliet balcony opening to the rear elevation of the property. An internal woodgrain style door opens to the En suite.



EN SUITE

7'8 x 5'

Installed with a double shower enclosure with a thermostatic shower, a dual flush low-level WC, pedestal wash handbasin with mixer tap, a heated towel rail, partially tiled walls, and extractor fan.



BEDROOM TWO

13'6 x 8'8

With a window to the rear elevation and a radiator.

UTILITY

Housing a floor standing boiler and hot water system and having plumbing and space for stacked washer and dryer. There is also an automatic light set within the ceiling alongside an extractor fan.



BATHROOM

6'6 x 6'6

This beautiful, contemporary bathroom suite has been recently installed and comprises a tiled panelled bath with a mixer tap and overhead shower rose with a protective glass screen, a hidden cistern dual flush low-level WC, a pedestal wash hand basin with a mixer tap and a heated towel rail. Partially tiled walls and ceramic tiled floor. Within the ceiling is an extractor fan and recess downlights and above the wash hand basin an illuminated mirror featuring a Bluetooth speaker.



EXTERNALLY

The apartment is approached over a sweeping block-paved driveway, to the outside there is secure gated allocated parking with visitor parking available on a first come, first served basis. Immaculately presented and maintained communal grounds offer perfectly manicured lawns with a backdrop of well stocked beds and borders along with a scattering of mature trees and shrubs.

LEASEHOLD INFORMATION

Tenure Leasehold: 125 years from 1st July 2004. Home Ground Management Limited manages the lease.

The advance rent is as follows: • First 25 years at £125 per annum paid in two instalments on 1st January and 1st July

- Next 25 years at £250 per annum
- Next 25 years at £500 per annum
- Next 25 years at £1000 per annum
- Residue of the term at £2000 per annum

The property is Council Tax Banding D £2061.00 per annum.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Ground rent £125.00 per year

Service Charge £170.00 per month – includes: garden maintenance, window cleaning, decorating interior and exterior, necessary building repair. Roof maintained. Lift maintained four times per year.

ARRANGE A VIEWING

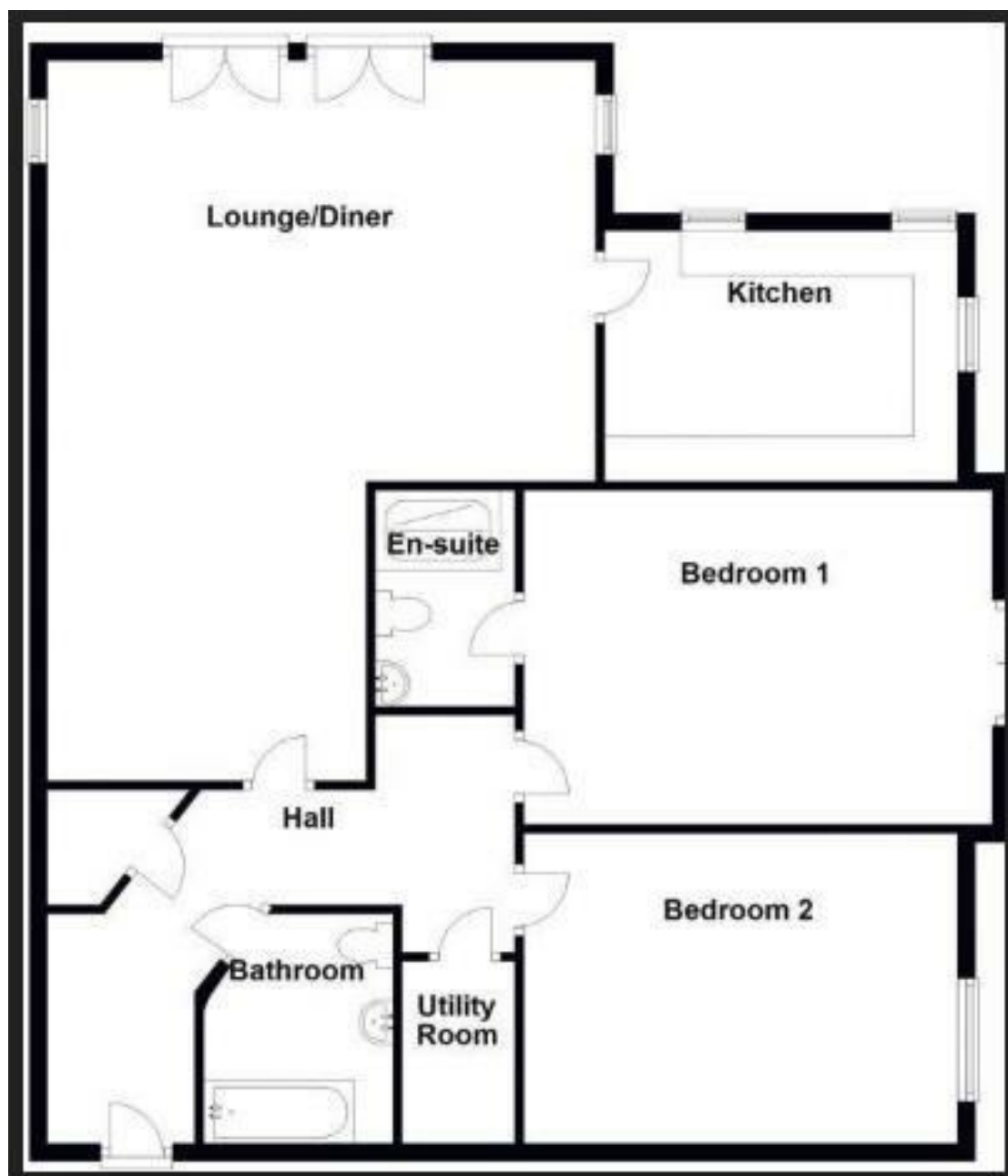
Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.