



CAVENDISH ROAD, CHESTER OFFERS OVER £250,000

- NEW KITCHEN
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- ALLOCATED PARKING
- SOUGHT-AFTER RESIDENTIAL AREA
- OPEN PLAN LIVING SPACE

CAVENDISH ROAD, CHESTER, CH4 8JE



A two bedroom ground floor apartment, located within Cavendish Place, a private and secure apartment complex within walking distance of Chester's city centre, has been tastefully designed with spacious rooms throughout.

Cavendish Place is a small development that is accessed off Cavendish Road, one of Chester's most sought after addresses. With a treelined boundary the grounds can also be accessed on foot from Hough Green and from there you are just a short walk over Grosvenor Bridge into the city centre.

This particular apartment benefits from two entrances, the first being a private door that is accessed from the car park and secondly via the front door within the communal hallway. Through the car park entrance you enter through the rear elevation directly into the kitchen, which seamlessly flows into a lounge with attached dining space.

The U-shaped kitchen has been expertly designed and is made up of black high gloss units to the left hand side and white cupboard doors to the centre and right hand side, and finished off with high quality black granite worktops. There is an integrated dishwasher, integrated fridge, integrated washing machine, a built-in double electric oven, and a gas hob.

The living room is bright and airy with large windows and French doors bringing in an abundance of natural light. There is enough space available for the room to be divided into three distinct areas with living, dining and a workspace all set up in the current layout.

The master bedroom is a good sized double with an ensuite shower room that features a corner shower, vanity sink and wc. Bedroom 2 is also a good size double bedroom. The main bathroom with high quality fittings features a roll top bath, matching sink and wc.

Externally the property has a patio that makes a fantastic seating area accessed via the French doors in the living room. Each apartment has private parking, and there are numerous visitor parking spaces. To the front of the building is an enclosed lawned garden, populated with a variety of specimen trees and shrubs.

The tenure is understood to be leasehold, 125 years from 1st January 2005. The ground rent is currently £150 per annum (2023) and the service charge is currently £140 per month (2023).



CAVENDISH ROAD, CHESTER, CH4 8JE



Council Tax:

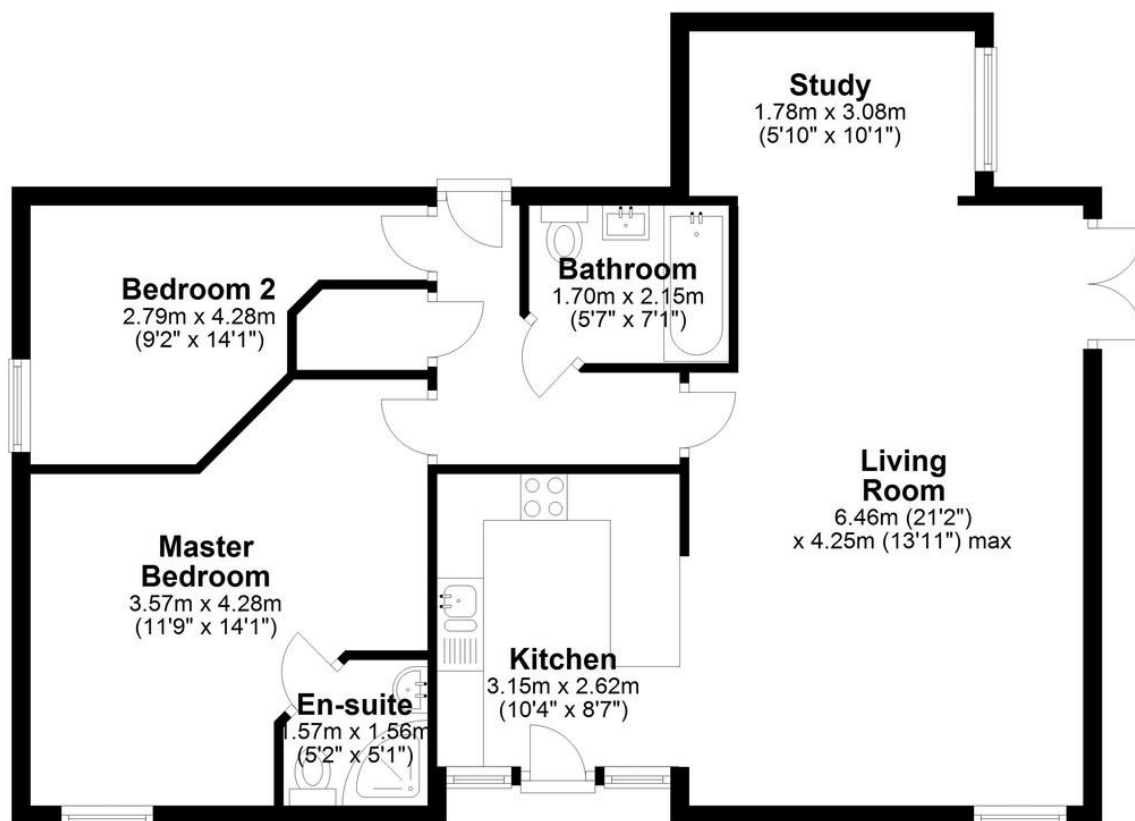
Band E

Local Authority:

Cheshire West and Chester Council

Ground Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244350300
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements