

CHANGING HOME



Wharton Court | Chester | CH2 3DH

£294,000

A most impressive and very sizeable two double bedroom duplex apartment overlooking the canal within a short walk of Waitrose and the City Centre. With 2 balconies and a roof terrace together with very large main bedroom suite on the top floor incorporating a dressing area, en-suite and considerable storage. Secure underground parking. Lift access. NO ONWARD CHAIN. .

Property Description

LOCATION

The apartment is superbly located as part of a very popular development at Wharton Court that lies immediately adjacent to the canal. The apartment itself overlooks the canal.

City Centre, Waitrose and Hoole are all within a short walk. The main railway station is also close at hand.

PROPERTY DETAILS

The apartment is set on the third and top floors of the development overlooking the canal. Upon entrance into the hall access is to the main lounge/diner and kitchen, bedroom two and the bathroom. Stairs lead to a landing with access to the roof terrace and the main bedroom with dressing area and en suite.

HALL

With small utility cupboard, cupboard housing hot water tank and electric wall heater.

LOUNGE/DINER

22' 3" x 15' 0" (6.78m x 4.57m) max. A very spacious and light dual purpose room which is partly carpeted and partly with luxury vinyl tiles. 2 electric wall heaters. Door to a balcony shared with bedroom two and double doors to a Juliette balcony.

KITCHEN

With a range of attractive wall and floor units. Stainless steel sink unit. Oven, electric hob with stainless steel extractor hood over. Integral fridge/freezer and newly installed dishwasher.

BEDROOM 2

17' 0" x 8' 9" (5.18m x 2.67m) With a range of bespoke timber drawers and cupboards to one wall. Part timber paneling to walls. Electric wall heater and door to balcony.

BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Heated towel rail and extractor fan. Partly tiled walls.



BEDROOM 1

24' 0" x 11' 8" (7.32m x 3.56m) A huge main bedroom with a vaulted ceiling. Feature circular window and French doors to the balcony overlooking the canal. Partly timber paneled walls. Fitted bespoke wardrobes. 2 doors provide access to large storage spaces within the eaves. electric radiator and electric wall heater.

DRESSING AREA

6' 3" x 4' 2" (1.91m x 1.27m) With fitted bespoke drawers and wardrobes.

EN-SUITE

7' 0" x 8' 4" (2.13m x 2.54m) With a white suite of a WC, wash hand basin and tiled shower cubicle. Tiled floor and partly tiled walls. Extractor fan and heated towel rail.

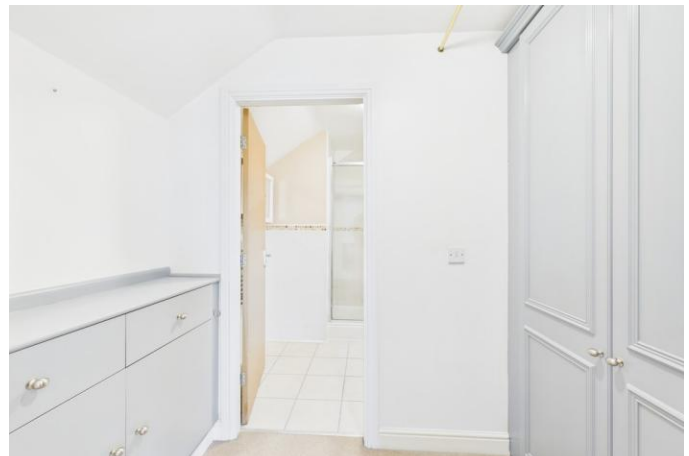
LANDING

ROOF TERRACE

Accessed via the landing a walled terrace with artificial grass, lights and a store unit.

LEASE DETAILS

The lease runs for 150 years from 1st January 2004. We understand the current ground rent is £310 per annum with the service charge being £2450 per annum.





Tenure

Leasehold

Council Tax Band

E

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements