





Arkle Court,Vicars Cross Chester CH3 5PL

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welcome to

Arkle Court, Vicars Cross Chester

Situated within the sought-after Arkle Court development in Chester, this well-presented ground floor flat offers spacious and is being sold CHAIN FREE!













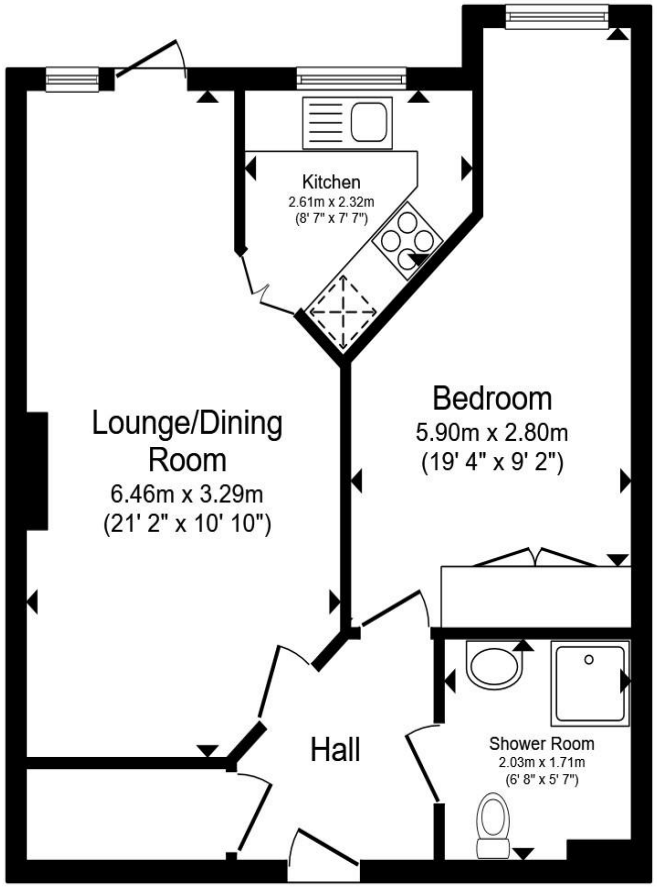

Ground Floor

Total floor area 50.0 m² (539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Description

Situated within the sought-after Arkle Court development in Chester, this well-presented ground floor flat offers spacious and is being sold CHAIN FREE!

The property opens with a welcoming hall area complete with a useful storage cupboard, leading into a generous lounge/diner that provides direct access to the outside space - perfect for relaxing.

The main double bedroom benefits from build in wardrobe and you will also find a wet room with a toilet and sink. With its convenient location and well-designed layout, this flat makes an ideal home.

Arkle Court is designed with ease of living in mind - ideal for those looking to downsize without compromising on independence. There's a real sense of community here, with regular social activities in the communal area, all in a convenient spot close to Chester's amenities and transport links.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Arkle Court, Vicars Cross Chester

- VACANT AND CHAIN FREE!
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- OUTSDIDE SPACE
- OVER 55'S

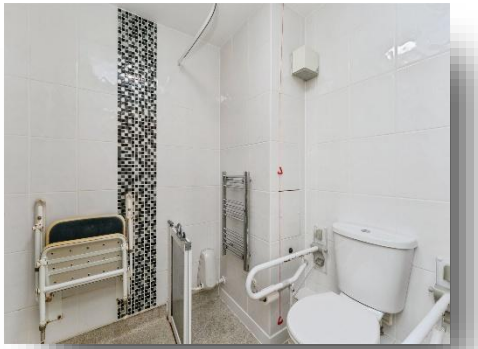
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2288.88
Ground Rent: 709.84

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS119534

The Property Ombudsman

Property Ref:
CHS119534 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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