



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.



5 Cygnet Close

Great Sutton,
CH66 3TB

Price
£120,000

* RETIREMENT APARTMENT FOR THOSE AGED 60 YEARS AND OVER * EXCELLENT NEARBY AMENITIES. A two bedroom first floor flat forming part of a small development for those aged 60 years and over. Cygnet Close is conveniently situated within Great Sutton close to nearby amenities to include a medical centre, pharmacy, and local shop together with a bus service linking Chester and Liverpool and a local bus service. The accommodation briefly comprises: communal entrance hallway with staircase to the first floor, entrance hallway with two useful built-in double storage cupboards, living room/dining area with feature bay window overlooking the front, fitted kitchen with integrated fridge/freezer and free-standing gas cooker and washer/dryer, two bedrooms and shower room. The property benefits from UPVC double glazed windows and has gas fired central heating (new boiler installed 2023). The property is set within communal gardens and there is a resident's car parking area.

LOCATION

Old Chester Road runs through the suburban village of Great Sutton on the Wirral Peninsula, and plays a quiet but important role in the community. Lined with residential homes, local clinics, shops, medical centre, and the village hall, it serves as a dependable local artery connecting residents to the wider town of Ellesmere Port and beyond. The area is also well served by public transport with a local bus service, and a Liverpool to Chester bus route closeby.

THE ACCOMMODATION**COMPRISSES:****COMMUNAL HALL**

UPVC double glazed entrance door, communal lighting, and staircase to the first floor.

FIRST FLOOR

UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

Coved ceiling with two ceiling light points, smoke alarm, double radiator, access to loft space, built-in double cupboard with hanging rail and shelf, and built-in double storage cupboard. Doors to the living room/dining area, kitchen, bedroom one, bedroom two and shower room.

LIVING ROOM/DINING ROOM

4.11m x 3.25m plus bay (13'6" x 10'8" plus bay)



Feature UPVC double glazed bay window overlooking Old Chester Road at the front, coved ceiling, ceiling light point, double radiator, and wall mounted electric log-effect fire.

KITCHEN

2.77m x 2.36m (9'1" x 7'9")

**BEDROOM TWO**

2.95m x 2.49m (9'8" x 8'2")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Space for gas cooker with extractor above, built-in fridge/freezer, plumbing and space for washer/dryer, space for microwave oven, cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, fluorescent strip light, laminate wood effect flooring, and UPVC double glazed window. (the washer/dryer and cooker are included in the sale).

BEDROOM ONE

2.95m x 2.74m (9'8" x 9')



White suite comprising: large shower enclosure with wet boarding, wall mounted mixer shower unit with canopy style rain shower head, extendable shower attachment and glazed shower screen; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, laminate wood strip flooring, double radiator with thermostat, Dimplex electric heater, electric shaver point, ceiling light point, and UPVC double glazed window with obscured glass.

UPVC double glazed window, coved ceiling, ceiling light point, and double radiator.

KITCHEN

2.77m x 2.36m (9'1" x 7'9")

BEDROOM TWO

2.95m x 2.49m (9'8" x 8'2")

OUTSIDE

junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout take the second exit onto the A41 Chester Road. Continue straight across the next two sets of traffic lights and at the third set of traffic lights turn right into Sutton Way signposted Town Centre, The Port Arcades and Boat Museum. Then take the first turning left into Old Chester Road and Cygnet Close will then be found after some distance on the right hand side.

TENURE

*Tenure - Leasehold. Lease Term: 999 years from 29 September 1990.

*We are advised that the building comprises of 6 flats and is managed by the Cygnet Close Management Company. Each of the 6 owners of the Management Company own an equal share in the Management Company, which owns the freehold.

*There is a service charge which is currently £25 per month (2025).

*There is an age restriction of 60 years and older.

**COUNCIL TAX**

*Council Tax Band B - Cheshire West and Chester County Council.

**AGENT'S NOTES**

*Residents must be aged 60 years or over.

*The property is on a water meter.

*The Worcester boiler was installed in 2023 and has been annually serviced.

*The UPVC double glazed bay window in the living room/dining area was fitted in 2024.

*There are Hive central heating and hot water controls, which can be connected to an app on your smart phone.

*The Zanussi gas cooker with double oven and hob and Hoover washer/dryer are included in the sale.

DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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.

***EXTRA SERVICES - REFERRALS**

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW