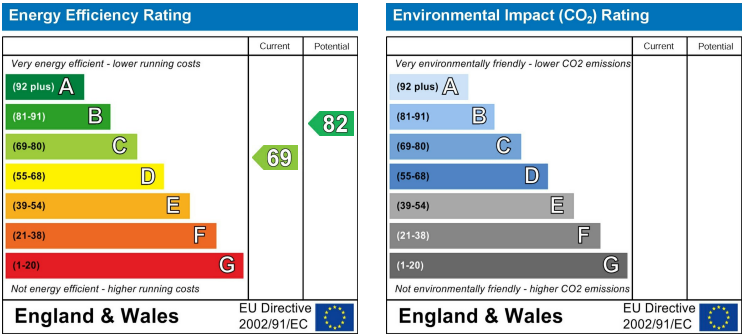
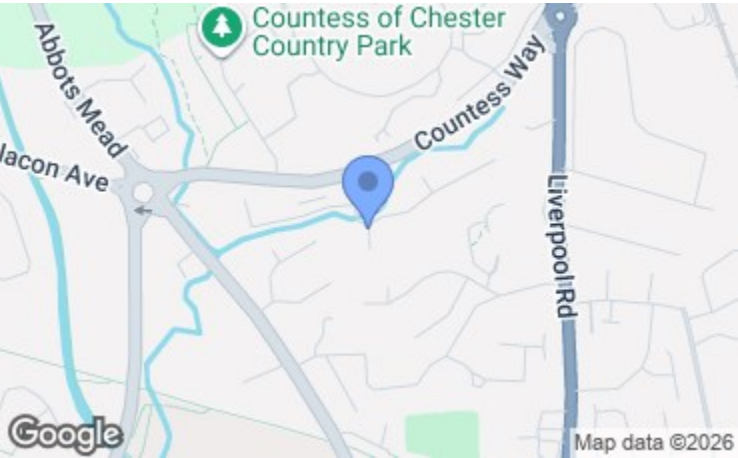
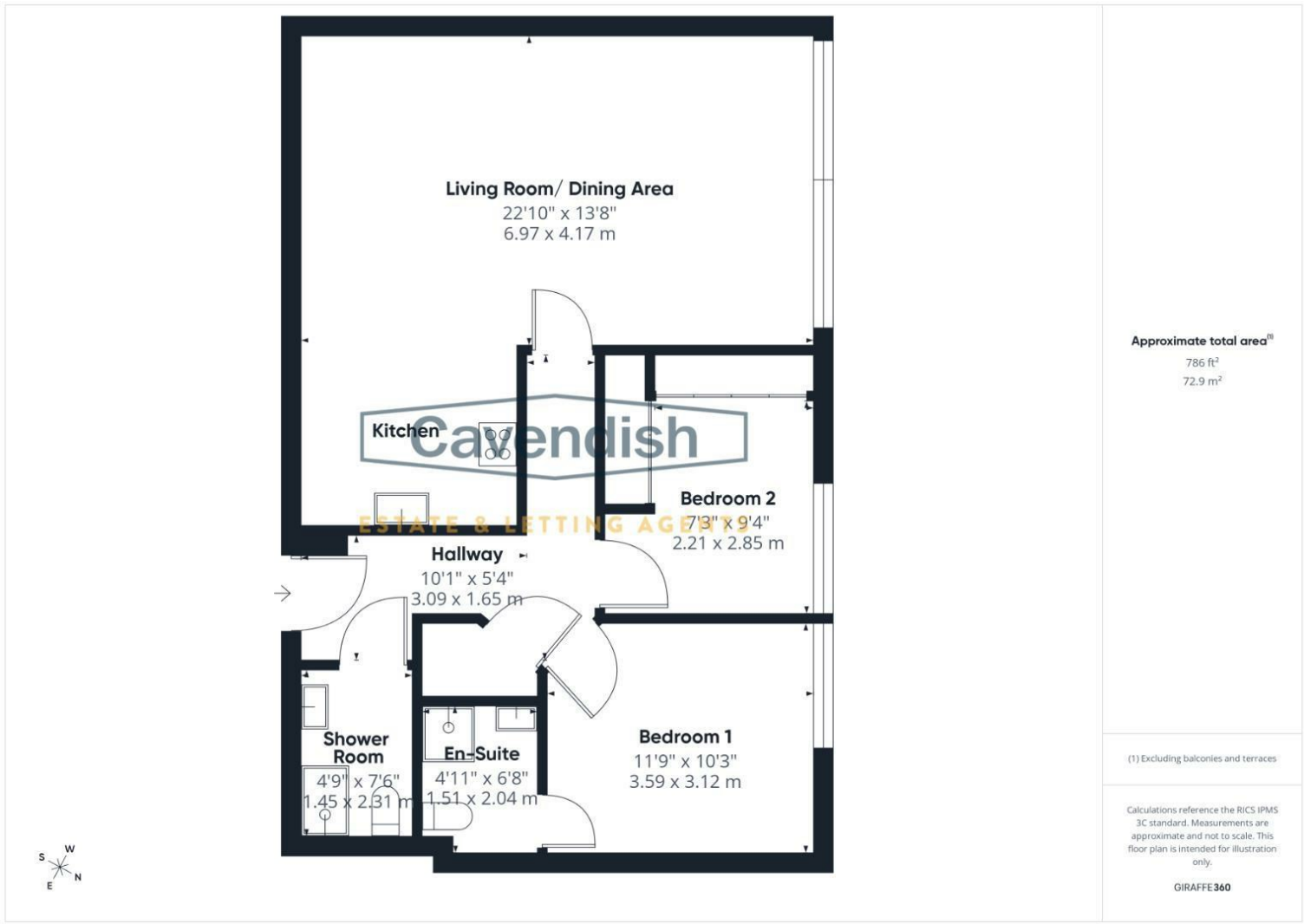


Apartment 11, Gawer Court Gawer Park, Chester, CH1 4EA



Cavendish

ESTATE AGENTS

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Apartment 11, Gawer Court Gawer Park

Chester,
CH1 4EA

Price
£180,000

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.

FIRST FLOOR APARTMENT | ALLOCATED PARKING | CONTEMPORARY INTERIOR | TWO BEDROOMS | EN-SUITE

A beautifully presented two-bedroom first floor apartment, forming part of this small and well-maintained development, ideally situated just off Gawer Park. The property is conveniently located close to Bache railway station and the Countess of Chester Hospital, while Chester city centre is also within easy reach.

The well-planned accommodation briefly comprises an entrance hallway leading into a generous open-plan living and dining area, with a modern kitchen fitted with a contemporary range of units and integrated appliances.

The principal bedroom benefits from modern fitted wardrobes and a stylish en-suite shower room, while bedroom two features an L-shaped range of modern fitted wardrobes. A further well-appointed shower room completes the accommodation.

The property also benefits from UPVC double glazing and electric heating.

Externally, Gawer Court is set within attractive communal gardens and the property comes with an allocated parking space, together with additional visitor parking.

An excellent opportunity for first-time buyers, professionals or investors seeking a modern apartment in a convenient Chester location.

LOCATION



The property forms part of a small development conveniently situated off Countess Way which is close to local amenities including shops, The Countess of Chester Hospital and 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 and 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.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance door, individual letterboxes, lighting and staircase to the upper floors.

First Floor: Door with security peephole to the apartment.

ENTRANCE HALL

Two ceiling light points, wall mounted Creda electric heater, tiled floor, and built-in cupboard housing a Pulsacoil electric mains pressure system providing the domestic hot water. Doors to the living room/dining area, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING AREA/KITCHEN

6.91m max x 6.53m max (22'8" max x 21'5" max)



L-shaped open-plan living room/dining area and kitchen with tiled flooring.

LIVING ROOM/DINING AREA

6.91m x 4.14m (22'8" x 13'7")



UPVC double glazed window with shutters, ceiling light

***ANTI MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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

point, two wall mounted Creda electric heaters, and ample space for sofas and dining table and chairs. Open-plan to the kitchen.



KITCHEN

2.92m x 2.34m (9'7" x 7'8")



Fitted with a contemporary range of kitchen units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset single bowl sink unit and drainer with chrome extendable mixer tap. Mirrored tiled splashbacks to work surface areas. Fitted four-ring Zanussi touch control induction hob with extractor above, built-in Zanussi electric fan assisted oven

and grill, built-in Zanussi microwave oven, integrated full height fridge and freezer, and integrated Zanussi washing machine. Under-cupboard LED lighting, ceiling light point, and mains connected heat alarm.

BEDROOM ONE

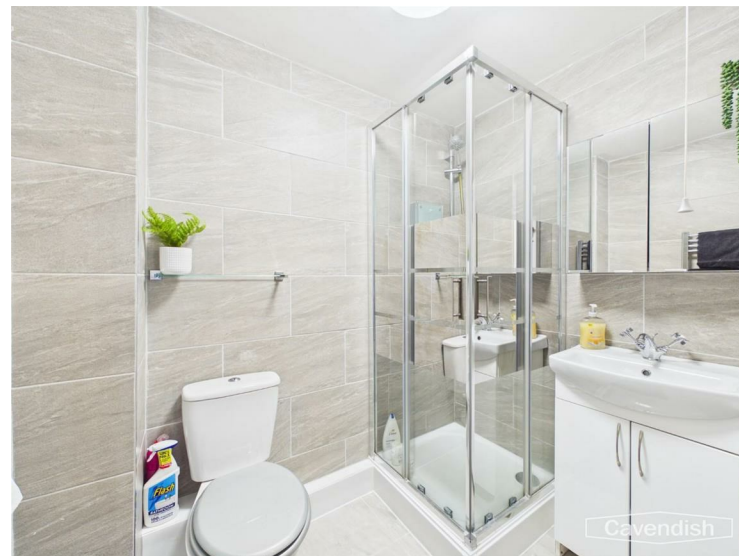
3.58m x 3.12m (11'9" x 10'3")



Three full height fitted double wardrobes with hanging space and shelving, UPVC double glazed window, ceiling light point, wall mounted electric heater, and provision for wall mounted flat screen television. Door to en-suite shower room.

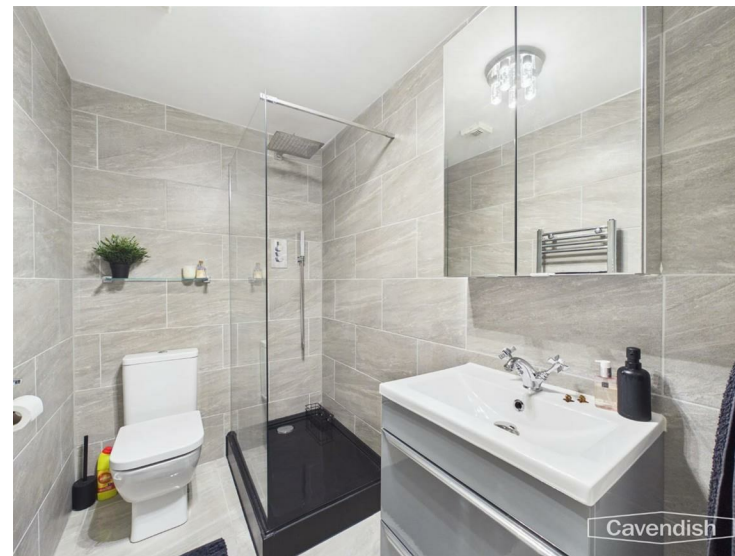
EN-SUITE SHOWER ROOM

2.06m x 1.47m (6'9" x 4'10")



SHOWER ROOM

2.31m x 1.45m (7'7" x 4'9")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with Mira Azora electric shower, glazed shower screens and sliding glazed doors; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome electric towel radiator, mirror fronted medicine cabinet, ceiling light point, and extractor.

Well appointed shower room comprising: walk-in shower enclosure with wall mounted mixer shower, extendable shower attachment, canopy style rain shower head and glazed shower screen; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Electric chrome towel radiator, tiled floor, fully tiled walls, mirror fronted medicine cabinet, ceiling light point, and extractor.

BEDROOM TWO

3.38m into wardrobe x 2.82m (11'1" into wardrobe x 9'3")



OUTSIDE

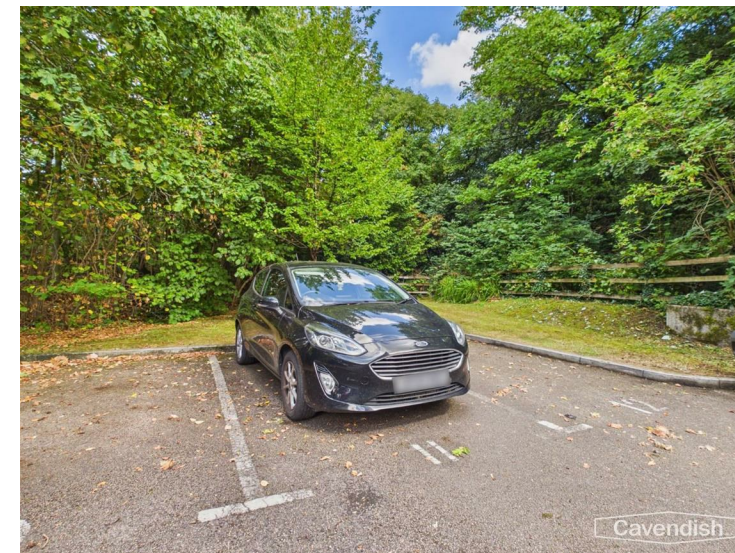


Fitted with an L-shaped range of wardrobes incorporating hanging space and shelving, UPVC double glazed window, wall mounted electric heater, and ceiling light point.

The property forms part of a modern development set within landscaped gardens. There is an allocated parking space

(No. 11) and visitor parking is also available. Communal bin store, cycle rack, and utility services cupboard housing the electric meter for each of the apartments.

ALLOCATED PARKING SPACE



DIRECTIONS

From the Agents Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the fourth exit into Countess Way. Then take the first turning right into Gawer Park and then the first turning left into Gawer Court, following the road around into the resident's carpark.

TENURE

* Tenure - Leasehold. Term : 150 years from 1st January 2006. Purchaser's should verify this information via their solicitor.

* Service charge - we are advised that the current service charge is £ £642.19 quarterly (2026).

* Ground Rent - the current annual ground rent is currently £150 (2026).

AGENT'S NOTES

* Lambert Smith Hampton Residential are the managing agents for Gawer Court. Genuine enquiries email: enquiries@lsh.co.uk. Tel: 0345 0345 589.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.