

**Flat 45, Mallard Court Long Lane**  
Upton, Chester,  
CH2 1JN

**Asking Price**  
**£75,000**

**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.

A well-presented second-floor, one-bedroom apartment set within the popular Mallard Court development, constructed by McCarthy & Stone in 2001, and offering independent living for residents aged 60 and over. Ideally located in the heart of Upton, the property is within easy reach of local shopping parades, regular bus services to Chester and Liverpool, and excellent motorway links.

The accommodation comprises a welcoming entrance hallway with a generous storage cupboard, a bright and spacious lounge/dining room enjoying plenty of natural light and a feature fireplace, and a fitted kitchen with a range of wall and base units and space for appliances.

The well-proportioned bedroom benefits from a double fitted wardrobe, and the bathroom is fitted with a three-piece suite including a shower over the bath.

Mallard Court offers excellent communal facilities including a residents' lounge, laundry room, and guest accommodation. The development is set within attractive and extensive communal gardens, with the apartment enjoying a particularly pleasant outlook over one of the large rear gardens, which was a key feature of the property. There is also a private residents' car park available on a first come, first served basis.

The service charge includes the water bill and is payable in two instalments each year (March and September), along with the ground rent, helping to spread costs evenly across the year. An added benefit for purchasers is that the vendor will pay the first six months' service charge and ground rent, representing a valuable saving and making this an especially attractive opportunity.

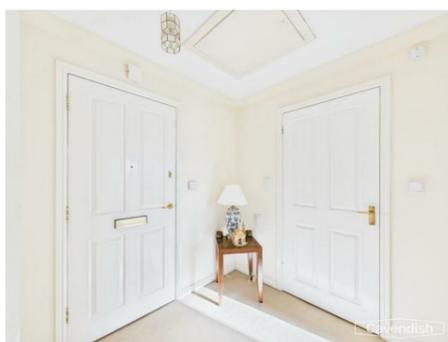


**Location**

Mallard Court is situated in the heart of Upton, a highly regarded residential area known for its strong community feel and convenient amenities. The property is within easy reach of local shopping parades, including a Tesco, as well as a variety of cafes, services, and leisure facilities. Excellent bus links to Chester and Liverpool and nearby motorway connections make the location ideal for both local and regional travel.

**Hallway**

2.26 x 2.09 m (7'5" x 6'10")



The hallway is bright and welcoming, finished with light walls and doors that create a clean and airy feel. It offers access to the main living areas and provides a useful space for storage.

**Living Room**

5.66 x 2.43 m (18'6" x 7'11")



This bright and airy living room benefits from large windows allowing natural light to

flood the space. It features a classic fireplace with a dark wooden surround and a carpeted floor, creating a warm and inviting atmosphere. The room is spacious enough to accommodate both seating and entertainment areas comfortably, making it ideal for relaxing or socialising.

**Kitchen**

2.32 x 2.51 m (7'7" x 8'3")



The kitchen is efficient, fitted with white cabinetry providing ample storage and work surfaces. It includes integrated appliances such as an oven and a hob, with a window above the sink allowing for natural light. The layout maximises the use of space and offers a practical area for cooking and meal preparation.

**Bedroom**

2.78 x 4.59 m (9'1" x 15'0")



A cosy bedroom featuring a double bed and neutral decor. The room benefits from a built-in mirrored wardrobe providing practical storage solutions, while a window allows natural light to brighten the space.

**Bathroom**

1.71 x 2.08 m (5'7" x 6'9")



The bathroom is neatly presented with light tiles and includes a bath with an overhead shower, a WC, and a washbasin. It is designed with practical features such as a glass screen beside the bath and grab rails, offering convenience and comfort.

**Rear Garden**

The two communal gardens is beautifully maintained with a large, well-kept lawn surrounded by mature shrubs and trees, providing a peaceful and private outdoor space. It is an ideal spot for relaxation or enjoying fresh air within a secure setting.

**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.

**Viewing**

By appointment through the Agents Chester Office 01244 404040.

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

**FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**Council Tax**

Council Tax Band: C

**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.

**LEASEHOLD**

Years remaining - 100 Years  
Service charge - £2812.46 (Annual)  
Ground rent - £773.54