





18 The Courtyard The Beeches, Upton Chester CH2 1PH

swetenhams

welcome to

18 The Courtyard The Beeches, Upton Chester

A large two-bedroomed top floor APARTMENT in the sought-after area of Upton, with an EN-SUITE to the master bedroom, a family bathroom, open plan lounge/diner, kitchen, UTILITY ROOM, communal GARDENS to the front of the building, allocated gated SECURE PARKING, and LIFT ACCESS to all floors.













Property Description
Swetenhams are delighted to bring to the market this large two-bedroomed top floor apartment in the sought-after area of Upton, Chester, The property is within easy reach of local amenities, local primary and secondary schools, and is a short drive to Chester City Centre, with easy access to motorway links (M53/M56) and the A55 North Wales Expressway. The property itself consists of two double bedrooms with an en-suite to the master bedroom, a family bathroom, open plan lounge/diner, kitchen, utility room, loft space and benefits from having a combi smart boiler fitted. With communal gardens to the front of the building, allocated gated secure parking, and additional visitor parking, the property also benefits from lift access to all floors.

"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."

Entrance Hall
18' 6" x 7' max (5.64m x 2.13m max)
With intercom system, loft access, a double radiator, carpet flooring, ceiling lighting, and doors leading to lounge/dining room, both bedrooms, bathroom and the utility room.

Lounge/dining Area
14' 2" x 27' 4" max (4.32m x 8.33m max)
With a uPVC double glazed window to the front elevation, a small sky light in the dining area, carpet flooring, ceiling lighting, a double radiator, and door opening into the kitchen.

Kitchen
11' 9" x 8' 2" max (3.58m x 2.49m max)
A lovely fitted kitchen with light beech wall, base and drawer units with complementary butchers block effect worktops, a Bosch fitted stainless steel double oven, a Bosch ceramic four-ring hob with a stainless steel Bosch cylinder extractor hood above, a 1.5 bowl stainless steel drainer sink with mixer taps, integrated dishwasher, integrated fridge/freezer, a small sky light, laminate flooring, ceiling lighting, and a double radiator.

Utility Room
5' 1" x 5' 3" max (1.55m x 1.60m max)
With fitted wall units, space for appliances, Logic boiler, a wooden Velux window, and ceiling lighting.

Bathroom
8' 5" x 6' 8" max (2.57m x 2.03m max)
A spacious bathroom fitted with a three-piece white bathroom suite comprising a panelled bath with complementary part-tiled walls around the bath area, shower head and chrome mixer tap, pedestal wash hand basin with chrome mixer taps and fitted mirror above, low level dual flush WC, a white ladder-style radiator, linoleum flooring, shaver point, and sky light.

Bedroom One
17' 3" x 8' 11" max (5.26m x 2.72m max)
A large double bedroom with dual uPVC double glazed windows to the front and side elevations, ample space for wardrobes, ceiling lighting, a double radiator, and door leading into the en-suite shower room.

En-Suite Shower Room
8' 5" into shower x 5' 3" max (2.57m into shower x 1.60m max)
A three-piece shower suite comprising a double-sized shower cubicle, low level dual flush WC, and pedestal wash hand basin with chrome taps and a fitted mirrored cabinet above, shaver point, a wooden Velux window, white ladder-style radiator, linoleum flooring, ceiling lighting, and extractor fan.

Bedroom Two
17' 3" x 8' 10" max (5.26m x 2.69m max)
Another double bedroom with dual uPVC double glazed windows to the front and side elevations, space for wardrobes, a double radiator, carpet flooring, and ceiling lighting.

Communal Areas
A light and spacious entrance area with lift access and wooden stairways, sky lights, smoke alarms, wall lighting, and post-boxes. There are also communal gardens, bin storage, visitor parking and allocated secure gated parking for apartments.

welcome to

18 The Courtyard The Beeches, Upton Chester

- A Spacious Two-Bedroom Top-Floor Apartment
- Two Bathrooms
- Open Plan Lounge/Diner
- Secure Gated Parking
- Sought-After Location

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 1740.00
Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.focalagent.com

offers over

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CHS115672 - 0010

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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