

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	39
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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**Flat 2, Thorn House 50 Lache Lane**  
Chester, Cheshire  
CH4 7LR

**Price**  
**£210,000**

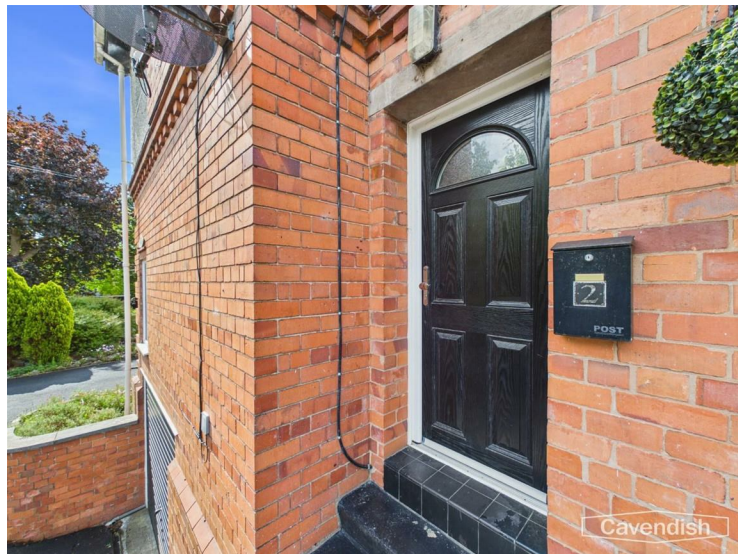
\* SOUGHT AFTER LOCATION \* GARAGE & PARKING SPACE. A well-presented two-bedroom flat forming part of an attractive converted period building, ideally located on the sought-after Lache Lane with excellent access to Chester city centre. The property benefits from its own private entrance, approached via a series of steps leading into a spacious L-shaped reception hallway featuring laminate wood-effect flooring, a useful built-in double storage cupboard and separate cylinder cupboard. To the front of the property, the bright and characterful living room enjoys a feature bay window along with original wooden panelling, adding charm and period appeal. The accommodation also includes a fitted kitchen with integrated cooking appliances, two generously sized bedrooms and a bathroom. Further benefits include electric heating and UPVC double glazing throughout, with the exception of one hallway window. Externally, Thorn House is set within well-maintained communal gardens and accessed via a gated driveway leading to an allocated parking space. The property also boasts a larger-than-average garage measuring approximately 17'4" x 13'6" plus recess, complete with sink unit and plumbing for a washing machine. Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, investors or those looking to downsize in a convenient Chester location.



## LOCATION

The property is located in a popular residential location, with local amenities nearby including a good range of shops in Westminster Park and neighbouring Handbridge, together with the extensive facilities offered by the City Centre. There are local primary schools, Queen's Park High School and the Catholic High School in Handbridge and the renowned King's and Queen's Independent Schools within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. The Business Park is within a few minutes' drive, together with the A55 expressway which links into the motorway network.

## THE ACCOMMODATION COMPRISES:



## ENTRANCE HALL



L-shaped hallway with composite entrance door with double glazed insert, two ceiling light points, electric radiator, built-in double cupboard with hanging space, shelf and the electrical consumer units, single glazed window with obscured glass. Doorways to the kitchen and living room, doors to bedroom one, bedroom two and the bathroom. Cupboard housing the pressurised hot water cylinder and immersion heater.

## LIVING ROOM/DINING AREA

5.28m x 4.29m plus bay (17'4" x 14'1" plus bay)



A large reception room featuring a UPVC double glazed bay window overlooking the front with leaded upper sections and

### \*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

decorative wooden panelling. UPVC double glazed leaded window to side, two electric radiators, coved ceiling, and two ceiling light points.

### KITCHEN

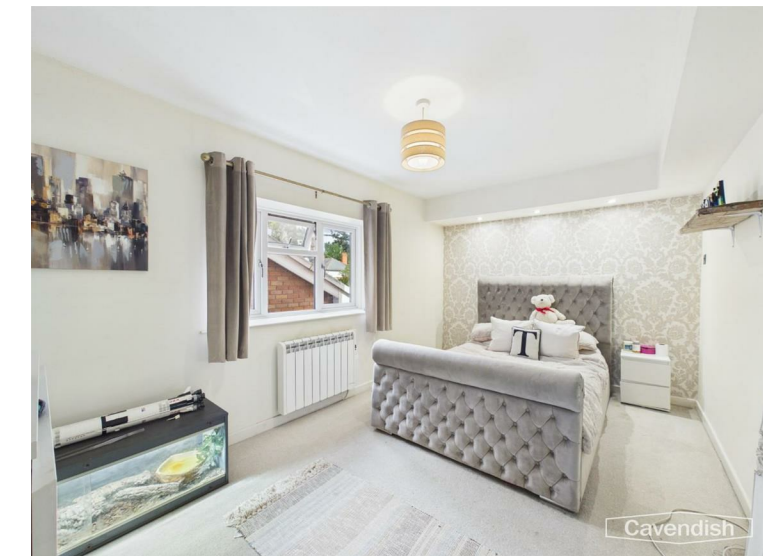
2.11m x 1.78m (6'11" x 5'10")



Fitted with a range of white fronted base and wall level units with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring touch control ceramic hob and built-in electric fan assisted oven and grill, space for fridge, fully tiled walls, tiled floor, recessed LED ceiling spotlights, and UPVC double glazed window.

### BEDROOM ONE

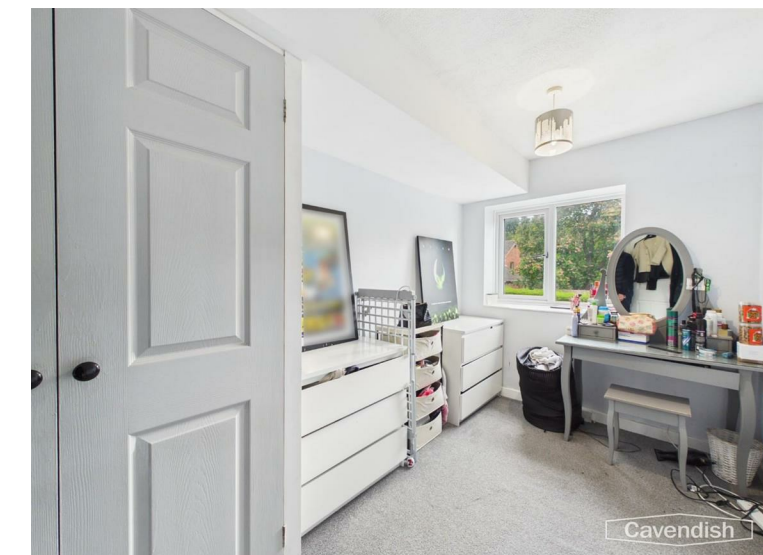
4.42m x 2.74m (14'6" x 9')



UPVC double glazed window, electric radiator, ceiling light point, and three recessed LED ceiling spotlights.

### BEDROOM TWO

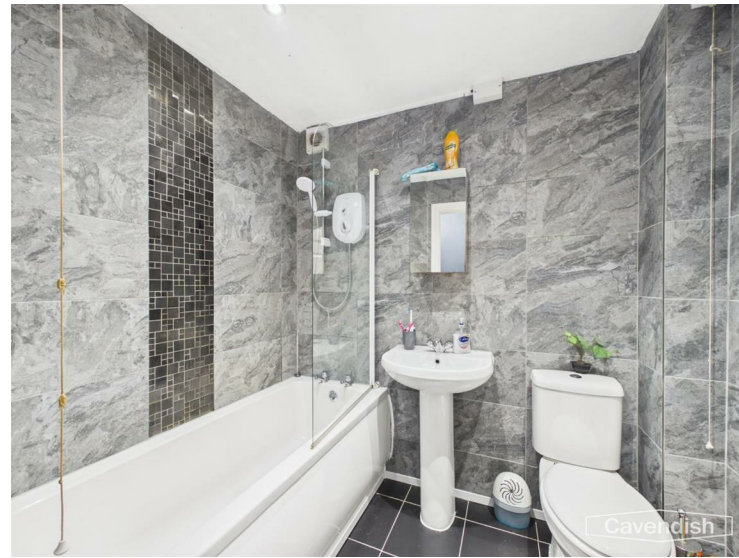
3.58m x 2.11m (11'9" x 6'11")



UPVC double glazed window, ceiling light point, electric radiator, and built-in double wardrobe with hanging space and shelving.

## BATHROOM

2.11m x 1.63m (6'11" x 5'4")



White suite comprising: panelled bath with Mira electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, chrome electric ladder style towel radiator, recessed LED ceiling spotlights, extractor, and tiled floor.

## OUTSIDE



Thorn House is set within maintained communal gardens with an allocated parking space and garage.



## ALLOCATED PARKING SPACE

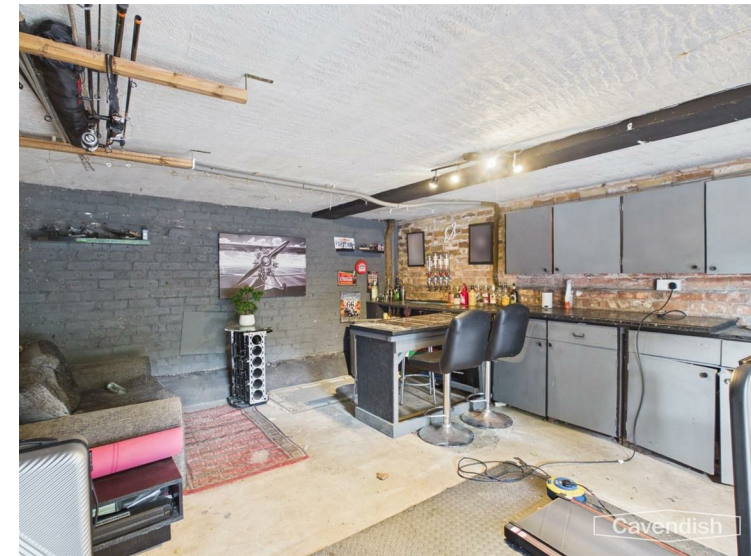


## GARAGE

5.28m x 4.11m plus recess (17'4" x 13'6" plus recess)



With an up and over garage door, ceiling spot lighting, and power. There is a recess area with fluorescent strip light, a sink unit and plumbing for washing machine. The garage is also fitted with a range of base and wall units incorporating drawers and cupboards with worktops incorporating a bar area.



## DIRECTIONS

From Chester city centre proceed out over the Grosvenor bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane for approximately half a mile and turn right into Lache Park Avenue. The driveway to Thorn House will then be found on the left hand side.

## TENURE

- \* Leasehold. Lease Term: 999 years from 22 March 1979.
- \* Service Charge - currently £600 per year (2026) includes the buildings insurance and garden maintenance.
- \* We understand that Thorn House is managed by the Thorn House Management Company. The management company owns the Freehold. Each of the 5 flat owners own an equal share in the management company.

## COUNCIL TAX

- \* Council Tax Band A - Cheshire West and Chester.

## AGENT'S NOTES

- \* Services - we understand that mains electric, drainage and water are connected.
- \* The electrics were upgraded and tested on 31 January 2025. The recommended date of the next inspection is 30 January 2031.
- \* The electric Rointe radiators were installed in 2018.
- \* A new insulated hot water tank was installed in 2023.
- \* A new garage door was fitted in 2021.