

9 Apollo Grove, Chester, CH4 7GP





Energy Efficiency Rating

Environmental

Approximate total area⁽⁸⁾

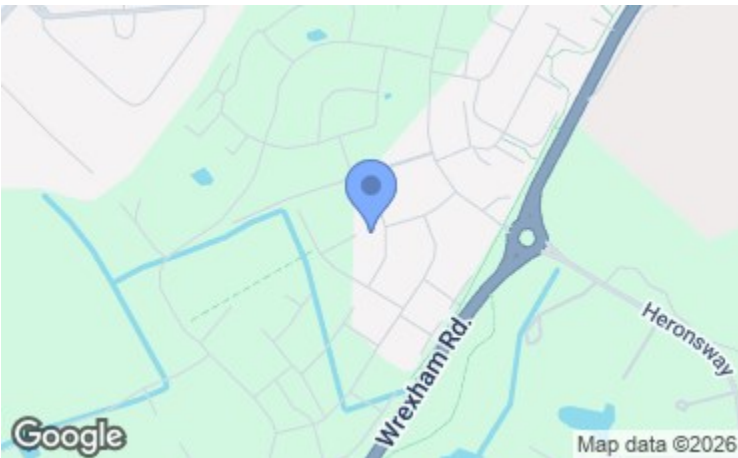
1942 ft²

180.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		93	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-58) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

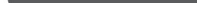
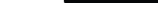
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

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9 Apollo Grove

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NEW
£700,000

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Apollo Grove, The Kings Moat, Chester

An impressive and substantially enhanced four-bedroom detached Redrow home, occupying a desirable position on a quiet road within the prestigious Kings Moat development. Beautifully presented throughout, the property has been thoughtfully extended to the rear, creating an exceptional open-plan living and entertaining space.

The spacious accommodation includes a large lounge flooded with natural light, together with an additional reception room ideal as a study, home office or playroom. The stunning extended open-plan living space forms the heart of the home and benefits from bi-fold doors opening onto the landscaped rear garden, creating a wonderful connection between the indoor and outdoor spaces. The ground floor also features a useful utility room and downstairs WC.

To the first floor are four generous double bedrooms. The impressive principal bedroom has an en-suite bathroom, while the second bedroom benefits from fitted storage and its own en-suite shower room. Two further double bedrooms are served by a family bathroom.

Externally, the property offers three parking spaces, an electric vehicle charging point and an integral double garage. The established rear garden has been beautifully landscaped, featuring a generous Indian sandstone patio, perfect for entertaining, a raised decking area, raised beds and established planting. The garden is fully enclosed, providing an attractive and private outdoor space.

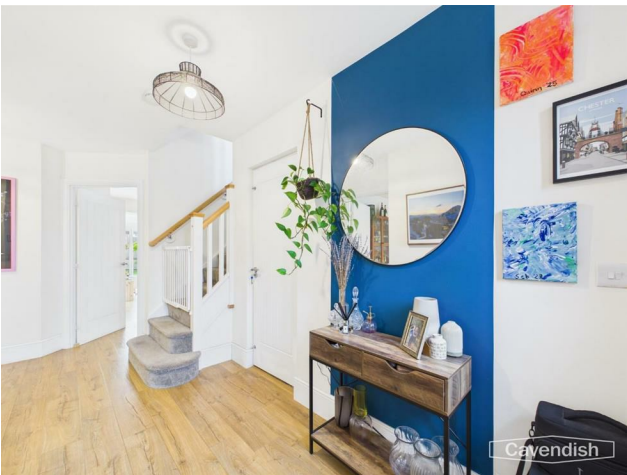
A superb family home combining generous accommodation, stylish modern living and excellent outdoor space in a highly sought-after Chester location.

Location

Apollo Grove is situated in a popular residential area of Chester, offering a convenient setting for both families and commuters. The property is well placed for access to Chester city centre, where a wide range of shops, restaurants, bars and leisure facilities can be found. Excellent road links provide easy access to the A55 and wider North Wales and North West road networks. The surrounding area also benefits from a good selection of schools, local amenities and green spaces. Chester railway station is within easy reach, providing regular services to Liverpool, Manchester and other major destinations. Combining a convenient location with excellent transport links and access to Chester’s many amenities, Apollo Grove is a desirable place to call home.

Hallway

3.08 x 1.97 m (10'1" x 6'6")



This bright and airy hallway features wood flooring and there are internal doors leading to the living rooms, garage and a turned staircase raises to the first floor.

Kitchen/Dining & Living Room

4.27 x 5.99 m (14'0" x 19'7")



The kitchen, dining and living area stretches comfortably with a modern open-plan layout. The kitchen features sleek grey units with wood-effect work surfaces, integrated appliances including an oven and hob, and a breakfast bar with seating. The dining section accommodates a large table, illuminated by pendant lighting above. The dining room leads directly into the sunroom where you will find a bright and airy space with views over the garden.



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

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

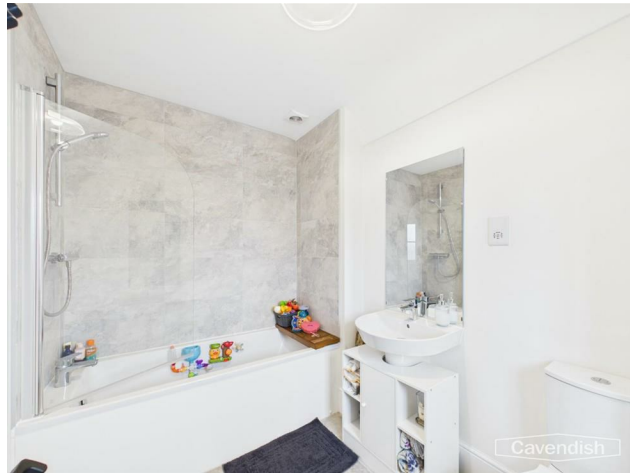
We hope you will find the video helpful.

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.

Family bathroom

2.90 x 1.97 m (9'6" x 6'5")



A family bathroom with a white suite, including a bath with shower overhead, wash basin with storage beneath, and a toilet. The bathroom benefits from a window and features light-coloured tiling and flooring, maintaining a bright and fresh look.

Rear Garden



A well-maintained garden with a spacious lawn bordered by mature trees and shrubs, offering a private outdoor space for relaxation or play. There is a paved patio area adjacent to the house, ideal for outdoor seating and entertaining.

Solar panels



The property benefits from 10 west-facing solar panels

*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.

*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.



Living Room

5.07 x 3.60 m (16'7" x 11'9")



This bright living room benefits from a large window that fills the room with natural light and a modern, geometric feature wall that adds interest without overwhelming the room. The

room is accessed from the hallway, providing a welcoming and cosy retreat.

Office/Playroom

2.86 x 2.49 m (9'4" x 8'2")



A versatile room currently used as a study, featuring wood flooring and a window to the rear. It includes a stylish built-in shelving and storage unit with vertical slatted wood detail, creating an attractive focal point.

Utility Room

2.83 x 1.61 m (9'3" x 5'3")



A practical utility room with fitted white cupboards, a wood-effect worktop, and space for appliances including a washing machine and a wine fridge. The room is well-lit with a door to the outside, offering convenience and additional storage space.

Downstairs WC



Landing



There is a large window to the front elevation, a hatch for loft access and internal doors leading to the bedrooms.

Bedroom

4.04 x 3.61 m (13'3" x 11'10")



This bedroom is spacious and filled with natural light from a large bay window. It features soft carpeting, white walls, and a fitted wardrobe with sliding mirrored doors that enhance the sense of space.

En suite

2.05 x 1.90 m (6'8" x 6'3")



A modern bathroom with clean white tiling and flooring, fitted with a walk-in shower, a vanity unit with basin and an adjacent toilet. The room is well-lit with natural light from a window and has a fresh, minimalist feel.

Bedroom 2

3.56 x 2.67 m (11'9" x 8'9")



This bedroom is softly carpeted with neutral walls and features a double bed and a fitted wardrobe with mirrored doors.

En suite

2.59 x 1.89 m (8'5" x 6'2")



A clean and modern bathroom fitted with a walk-in shower, a white vanity unit with basin, and a toilet. The bright room has tiled walls and flooring and includes a window for natural light and ventilation.

Bedroom 3

3.50 x 2.98 m (11'5" x 9'9")



A bright and cosy bedroom, carpeted with neutral tones. This room has space for a double bed and additional furniture.

Bedroom 4

3.86 x 2.85 m (12'7" x 9'3")



This bedroom is softly carpeted and decorated in light neutral tones, with a window overlooking the rear of the property.