

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.



116 Wharton Court

Hoole Lane, Chester,
CH2 3DG

Price
£190,000

* STUNNING TWO BEDROOM APARTMENT * WITH VIEWS OVER THE CANAL. A beautifully presented two bedroom apartment forming part of a modern development conveniently situated along the Shropshire Union Canal and within walking distance of the city centre and Hoole. The accommodation, which is well presented throughout, briefly comprises: entrance hall with built-in utility cupboard, impressive open-plan kitchen and living/dining area with double opening French doors and Juliet style balcony overlooking the canal, bedroom one with built-in wardrobe and en-suite shower room, bedroom two and a well appointed bathroom. The property benefits from a video intercom entry system, double glazed windows and electric heating. There is also an allocated parking space.

LOCATION

Wharton Court is situated just off Hoole Lane and adjacent to the Shropshire Union Canal. The development is situated within a short walk of the city's amenities and only a short stroll of a large Waitrose Supermarket. Hoole is also nearby and provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is easy access to the M53 and the motorway network together with the Chester Southerly by-pass to North Wales. The property is also a short distance away from Chester's main station with regular train services and a 2 hour inter-city service to London Euston. Both Liverpool (27 miles) and Manchester (41 miles) are within easy reach and served with International Airports.

THE ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL**

Entrance door with intercom entry system, communal lighting, individual letter boxes, staircase leading to the basement car park and staircase leading to the upper floors. There is also lift access available from the car park to the upper levels.

LEVEL TWO

Level 2: Door with security peep-hole to the apartment.

ENTRANCE HALL

Two ceiling light points, electric storage heater, wall light point, mains connected smoke alarm, vinyl wood strip flooring, built-in storage cupboard housing the electrical consumer unit, and built-in cupboard housing the hot water cylinder and immersion heater with slatted shelf. Doors to the living room/dining area and kitchen, bedroom one, bedroom two, bathroom and utility cupboard.

UTILITY CUPBOARD

Plumbing and space for washing machine, extractor, ceiling light point, and vinyl wood strip flooring.

LIVING/DINING/KITCHEN

4.83m max x 3.20m max (278" max x 10'6" max)



Open-plan living room, dining area and kitchen.

DINING/LIVING AREA

5.56m x 3.18m (183" x 10'5")

Double glazed French doors with Juliet style balcony overlooking the canal, double glazed window to side, four wall light points, telephone intercom entry system, telephone point, TV aerial point, and vinyl wood strip flooring.

**KITCHEN AREA**

3.20m x 2.87m (10'6" x 9'5")



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands incorporating a breakfast bar area with glazed cabinet and lighting beneath. Inset single bowl stainless steel sink unit and separate drainer with mixer tap. Fitted four-ring touch control electric ceramic hob with stainless steel splashback, chimney style extractor above, and built-in electric fan assisted oven and grill. Integrated fridge/freezer, and dishwasher, under-cupboard spot lighting, ceiling light point, vinyl wood strip flooring, and double glazed window to side.

PRINCIPAL BEDROOM

4.34m plus doorway x 2.69m max (14'3" plus doorway x 8'10" max)



Double glazed window overlooking the Shropshire Union Canal, ceiling light point, Dimplex electric wall heater, and built-in double wardrobe with hanging rail and shelf. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower and glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, electric shaver point, electric chrome towel radiator, fitted wall mirror, ceiling light point, extractor, and tiled floor.

BEDROOM TWO

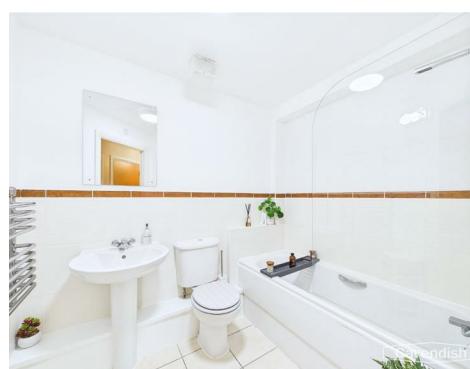
4.09m x 2.31m (13'5" x 7'7")



Double glazed window with views over the Shropshire Union Canal, ceiling light point, and Dimplex electric heater.

BATHROOM

2.29m x 1.78m (7'6" x 5'10")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, electric chrome towel radiator, fitted wall mirror, ceiling light point, extractor, and tiled floor.

WHARTON COURT

The development is located alongside the Shropshire Union Canal and is set within communal grounds. There is a secure allocated parking space. Visitors parking is available.

PARKING SPACE

Secure basement parking space.

DIRECTIONS

From Chester City Centre proceed out towards The Bars at Boughton and at the Boughton Health Centre turn left into Hoole Lane. Wharton Court will then be found after a short distance on the left hand side, shortly before the canal bridge. Turn into the development and No. 116 will be found in the last block on the right hand side.

TENURE

- * Leasehold - 150 years from commencement date on 1st January 2004.
- * Ground Rent - £310 per annum 2025.
- * The Wharton Court development is managed by the Wharton Lock Management Company.
- * The Managing Agents of the Communal Services are Scanlans Property Management.
- * Service Charge - we understand the service charge is £731.49 paid bi-annually (£1463 annually) 2025.

COUNCIL TAX

* Council Tax Band D - Cheshire West & Chester Council.

***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.

***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