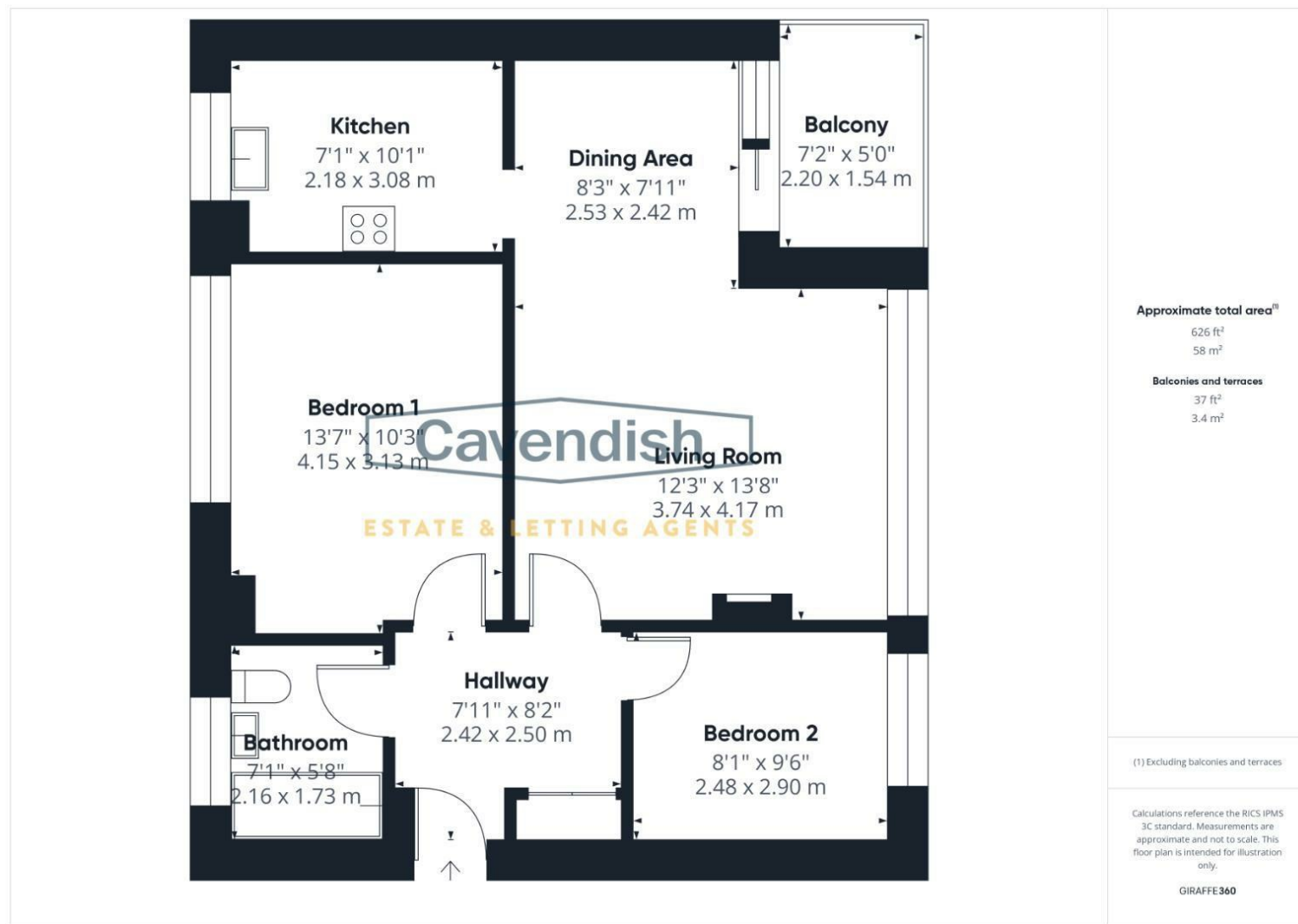


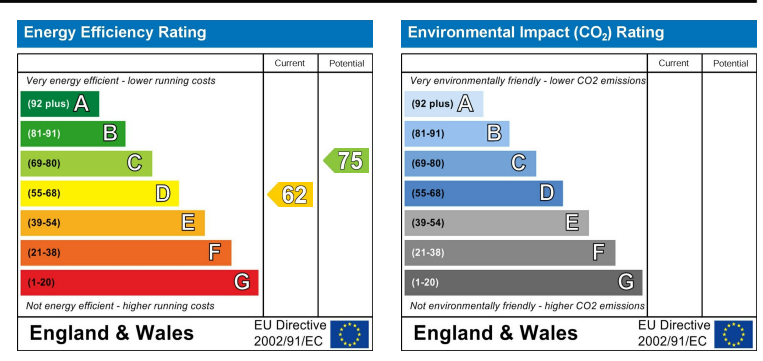
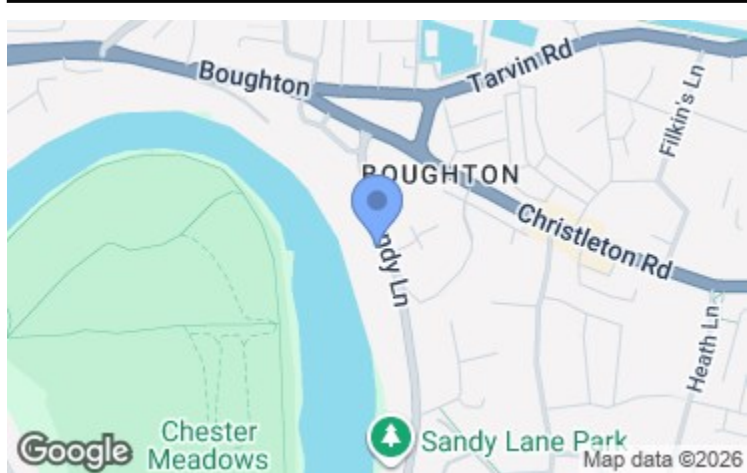
16 Cotswold Court Sandy Lane, Chester, Cheshire, CH3 5UZ



Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



16 Cotswold Court Sandy Lane
Chester, Cheshire
CH3 5UZ

Price
£230,000

* TOP FLOOR FLAT WITH FANTASTIC VIEWS OVER THE RIVER TOWARDS THE MEADOWS & WELSH HILLS *
CONTEMPORARY INTERIOR FINISHED TO A HIGH STANDARD. A beautifully presented two bedroom top floor flat forming part of Cotswold Court, a small development conveniently situated along Sandy Lane close to the River Dee, Boughton and within walking distance of the city centre. The accommodation briefly comprises: communal entrance hall with staircase and lift access, entrance hallway with built-in storage cupboard, impressive open-plan living room and dining area with bespoke cabinetry, three full width windows in the living area taking full advantage of the view and patio doors leading out onto the balcony, beautifully fitted kitchen with contrasting dark blue and white units featuring integrated appliances and compact laminate marble effect worktops, two bedrooms and a well appointed bathroom with shower bath. The property benefits from video intercom entry system, gas central heating and UPVC double glazed windows with remote controlled electronic blinds in the living area. Cotswold Court occupies a commanding position along Sandy Lane and is set within communal gardens with resident's parking and a single garage. If you are searching for something a little bit special with views and a convenient location, then we would strongly urge you to view.

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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LOCATION

Sandy Lane is one of the city's premier residential locations and is ideally situated within a short walk of the city's amenities. There is sailing and rowing at their respective clubs on the river. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Shropshire Union Canal is also within walking distance providing pleasant tow path walks. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, 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. Boughton is also close by and offers a varied number of shops to include a well regarded butchers, post office and newsagents, public houses, bakery and cafe.

THE ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL**

Entrance door with intercom entry system, individual letter boxes and staircase to the upper floors. There is also a secondary entrance door to the rear of the building with easy access to the lift.

THIRD FLOOR

Door with security peep hole to the flat.

TENURE

- * Tenure - understood to be Leasehold for the residue of a 999 year term from 1st December 1969.
- * The current service charge is £125 per month (2025).
- * Each of the 16 owners of Cotswold Court have an equal share in Cotswold Court Limited which is a limited company formed by the leaseholders to manage the development. Cotswold Court Ltd owns the Freehold.

COUNCIL TAX

- * Council Tax Band C - Cheshire West and Chester Council.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The kitchen was installed in 2024.
- * The bathroom was installed in 2021.
- * New UPVC double glazed windows were installed in 2021 (excluding patio door).

***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

and is set within maintained communal gardens to the front and rear. Residents' parking is available.

OUTSIDE REAR



To the rear of Cotswold Court there are further communal lawned areas with additional resident's parking and a single allocated garage, bin storage area, external gas meter cupboard.



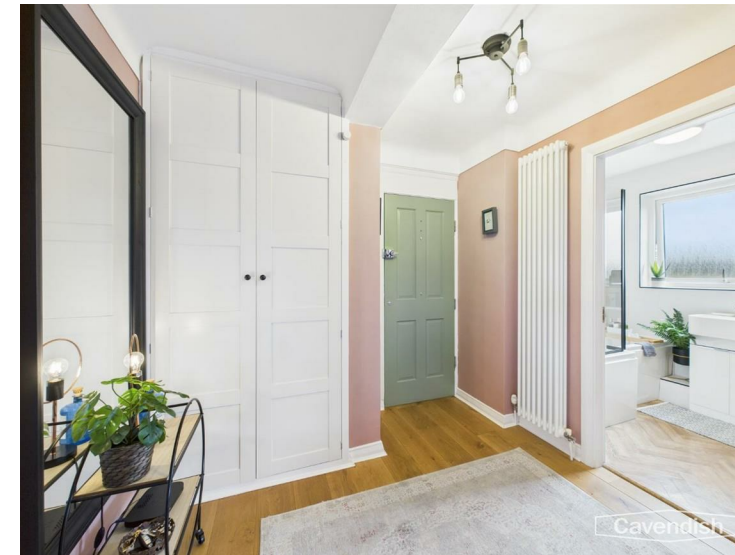
SINGLE GARAGE



DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow Sandy Lane and Cotswold Court can be found after a short distance on the left-hand side. The property forms part of the second block of flats and is located to the right on the top floor.

ENTRANCE HALL



Video intercom entry system, ceiling light point, smoke alarm, contemporary tall radiator, oak wood strip flooring, and full height built-in storage cupboard with hanging rail, electric meter and electrical consumer board. Oak panelled doors to the living room/dining area, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING AREA

6.22m max x 4.17m narrowing to 2.44m (20'5" max x 13'8" narrowing to 8')

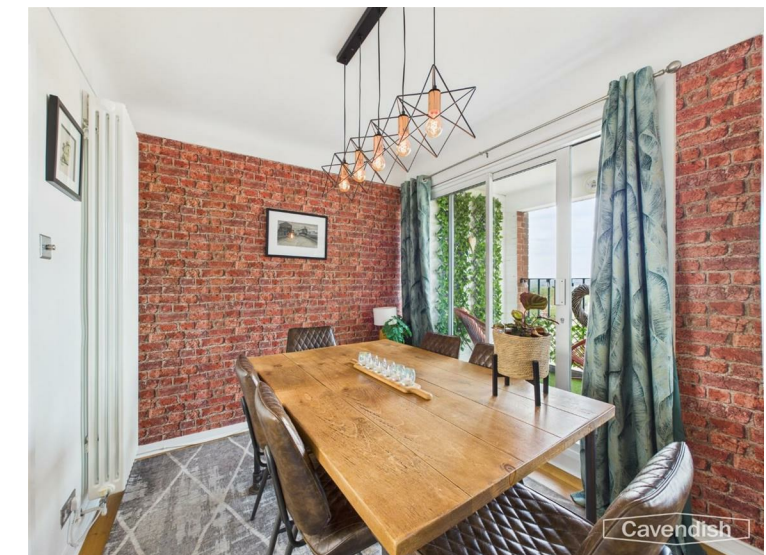


LIVING AREA



Three UPVC double glazed windows with remote controlled electronic roller blinds extending the full width of the living area enjoying fantastic views across the river towards the meadows with the Welsh hills in the distance, coved ceiling, ceiling light point with dimmer switch control, column style radiator, oak wood strip flooring, and decorative fireplace recess with built-in storage cupboards to each side.

DINING AREA



Ceiling light point, contemporary tall column radiator, oak wood strip flooring, ceiling light point with dimmer switch control, double glazed aluminium sliding patio doors to the balcony. Doorway opening to kitchen.

KITCHEN

3.05m x 2.13m (10' x 7')



Recently refitted with a contrasting range of white and dark blue units incorporating drawers and cupboards with compact laminate marble effect worktops with matching splashbacks. Inset one and half bowl composite sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring Neff touch control ceramic hob with extractor above, and built-in Neff electric fan assisted 'tilt and slide' oven and grill. Integrated fridge/freezer, and an additional freezer, integrated washer/dryer, recessed LED ceiling spotlights, vinyl decorative tile effect flooring, tall cupboard housing a Baxi Eco Blue Advance condensing combination gas fired central heating boiler with integral bin storage, and UPVC double glazed window overlooking the rear.

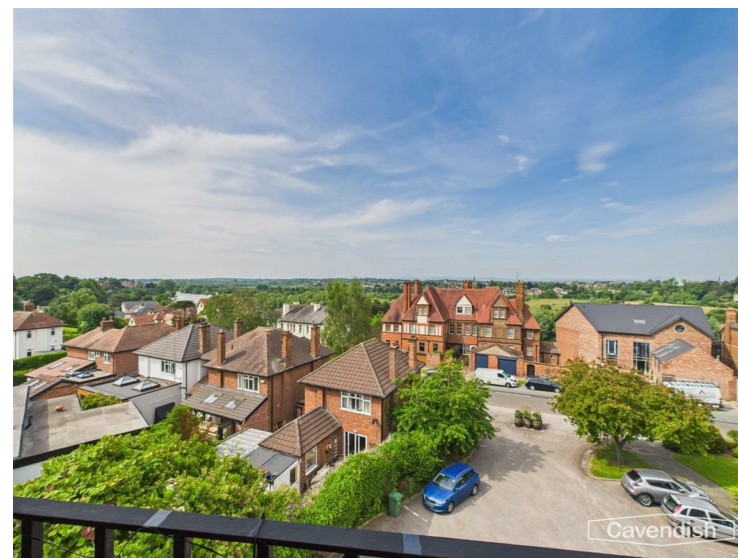
BALCONY

2.16m x 1.65m (7'1" x 5'5")



With painted brickwork, artificial grass and metal railings enjoying fabulous views across the river towards the meadows and the Welsh hills beyond.

VIEW FROM BALCONY



BEDROOM ONE

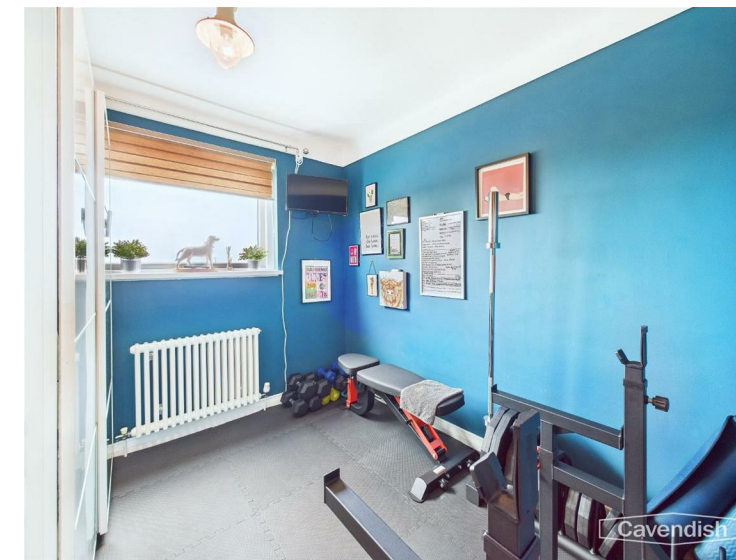
4.09m x 2.92m (13'5" x 9'7")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and contemporary column style radiator with thermostat.

BEDROOM TWO

2.90m x 2.49m (9'6" x 8'2")



UPVC double glazed window with fabulous views across the river towards the meadows with the Welsh hills beyond, coved ceiling, ceiling light point, contemporary column style radiator with thermostat, and vinyl wood effect flooring.

BATHROOM

2.13m x 1.70m (7' x 5'7")



Well appointed suite in white comprising: shower bath with mixer tap and Aquas electric shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with sink, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Wall tiling to bath and shower area, vinyl wood effect flooring, column style radiator with heated towel rail, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



Cotswold Court forms part of a purpose-built development