

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

23 Troopers Close
Christleton, Chester,
CH3 7DX

Offers Over
£160,000

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.

A beautifully presented two-bedroom ground floor apartment, forming part of an attractive and well-maintained development on Troopers Close in Christleton. This property is available at 70% of its market value under the Affordable Housing Scheme with Cheshire West and Chester Council, with no rent payable on the remaining 30%, offering an excellent opportunity for eligible buyers to step onto the property ladder. Ideally located, the apartment provides easy access to Chester city centre via the scenic canal towpath, as well as being within walking distance of Christleton Village and its local amenities. The accommodation briefly comprises an entrance hallway leading into a spacious open-plan living and dining area with French doors to outside, complemented by a modern fitted kitchen featuring a range of contemporary units and integrated appliances, including an oven, fridge/freezer and washing machine. There are two well-proportioned bedrooms, both served by a stylish and well-appointed bathroom. Additional benefits include double glazing, electric heating, and a secure intercom entry system. Externally, the property is set within well-kept communal gardens and benefits from an allocated parking space, along with additional visitor parking. Presented in excellent condition throughout, this apartment is ideal for buyers seeking a move-in ready home in a desirable location.



LOCATION

The pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance door with intercom entry system.

Ground Floor: Door to the apartment.

ENTRANCE HALL



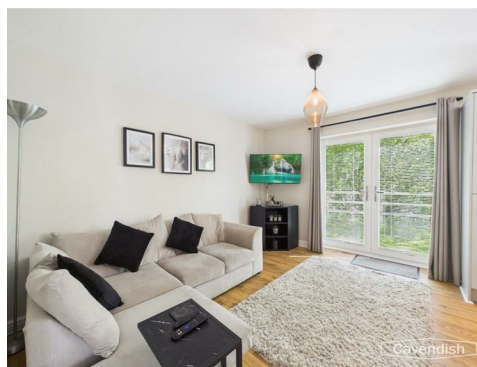
Telephone intercom entry system, uPVC double glazed window to the front, ceiling light point, wall mounted electric heater, digital thermostatic heating controls, two ceiling light points, and built-in cupboard housing the hot water cylinder. Doors to the Living Room/Kitchen, Bedroom 1, Bedroom 2 and Bathroom.

LIVING ROOM/DINING KITCHEN

6.30m max x 3.76m narrowing to 2.49m (20'8" max x 12'4" narrowing to 8'2")



LIVING AREA



Ceiling light point, wall mounted electric heater, laminate wood strip flooring, and double glazed French doors to outside. Open-plan to the Dining Kitchen.

DINING KITCHEN



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood-effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring touch control ceramic hob with tiled splashback and chimney style extractor above, built-in electric fan assisted oven and grill, integrated washing machine, and fridge/freezer, recessed LED ceiling spotlights, mains connected heat alarm, extractor, space for small dining table and chairs, and uPVC double glazed window.

BEDROOM 1

3.23m x 2.97m (10'7" x 9'9")



uPVC double glazed window, ceiling light point, TV aerial point and wall mounted electric heater.

BEDROOM 2

3.23m x 2.26m (10'7" x 7'5")



uPVC double glazed window, dado rail, ceiling light point and wall mounted electric heater.

BATHROOM

1.88m x 1.68m (6'2" x 5'6")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and AKW electric shower over with glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Ceiling light point, extractor, electric shaver point, part-tiled walls, vinyl flooring, chrome electric towel radiator and uPVC double glazed window with obscured glass.

OUTSIDE



The property forms part of a small development at Troopers Close which is set within communal maintained gardens. There is a residents carpark with an allocated parking space, communal bin store and cycle store. Visitor parking is available.



DIRECTIONS

From Chester City centre proceed through Boughton and at the traffic lights turn right and then immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the turning after Toll Bar Road into Troopers Close. The property will then be found forming part of the block of apartments on the right-hand side.

TENURE

* We understand that the tenure is Leasehold for the remainder of a 125 year term, starting from 01/01/2018 to 01/01/2143.
* Service charge currently £1520 per annum (2026).
* Ground rent £200 per annum (2026).

DISCOUNT FOR SALE SCHEME

* The property is part of the Affordable Housing Scheme with Cheshire West & Chester Council and is designated as

'Discounted Market Sale Affordable Housing'. Whilst the owner will own 100% of the property, it can only be sold at 70% of the open market value.

* Prospective buyers must be assessed by the council to determine if they are eligible for affordable housing and will need to complete an application form. If you wish to make an application for a discounted market sale home you have seen advertised, please complete the online application form by clicking <https://www.cheshirewestandchester.gov.uk/residents/housing/affordable-housing/make-an-application>
* For information about eligibility criteria, please visit: <https://www.cheshirewestandchester.gov.uk/residents/housing/affordable-housing/am-i-eligible>

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENTS' NOTES

* Services - mains electricity, water and drainage are connected.
* The property is on a water meter.
* The development is managed by Paramount Estate Management.

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/SLC