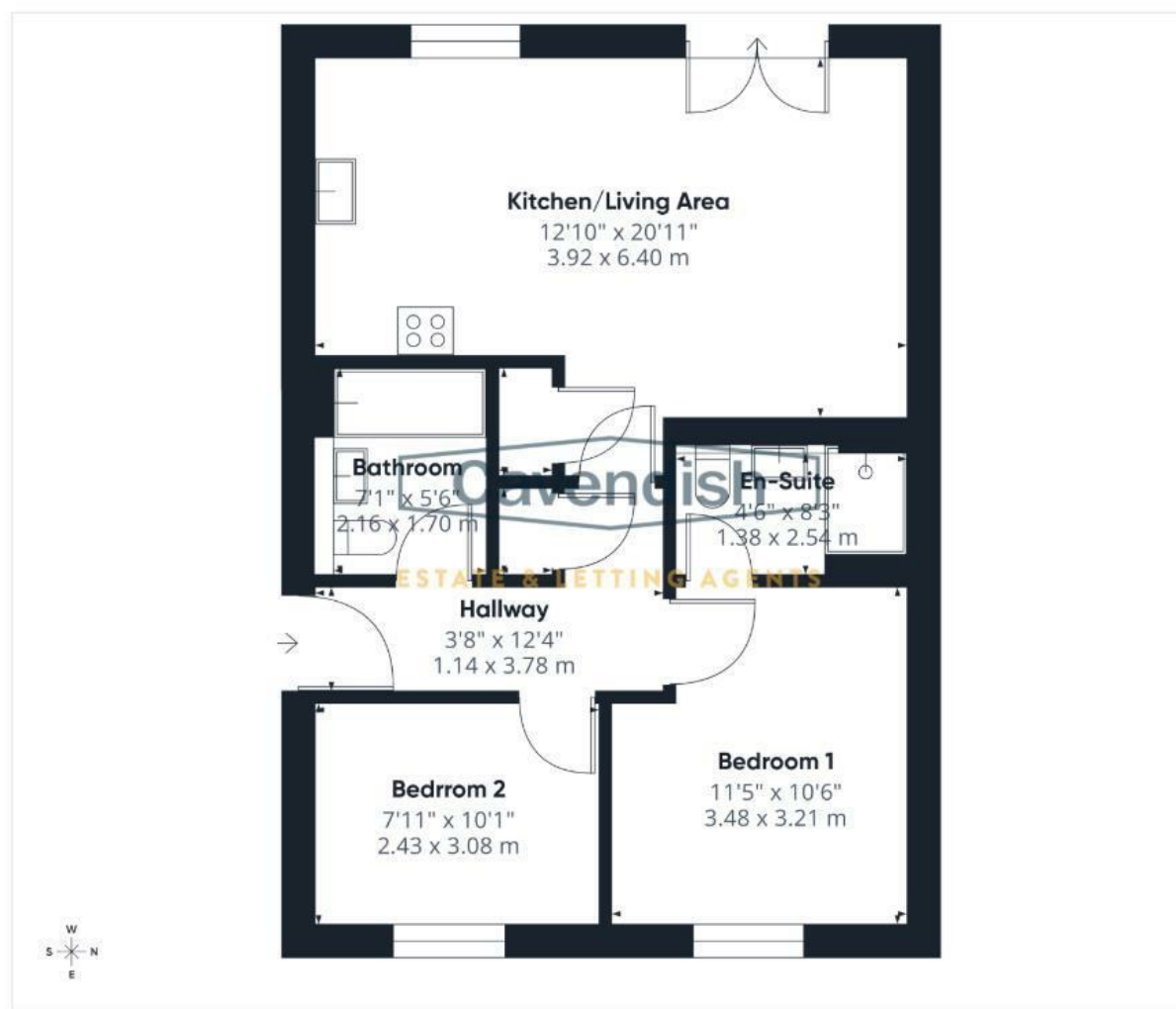


11 Centenary Close, Broughton, Chester, Flintshire, CH4 0FY



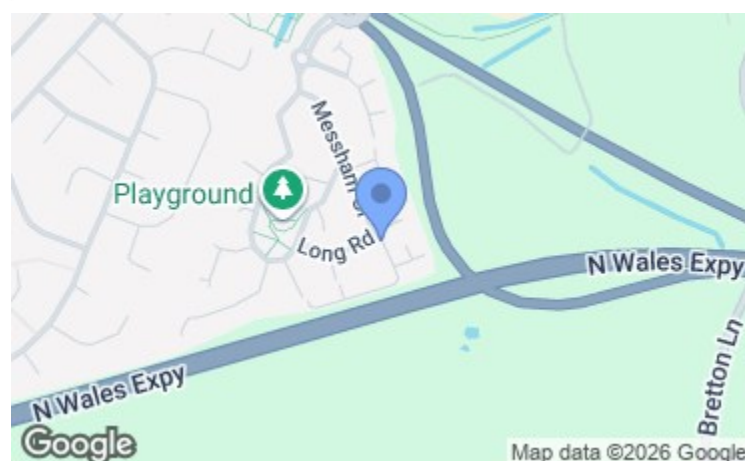
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

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www.cavendishproperties.co.uk



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	EU Directive 2002/91/EC	

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

11 Centenary Close
Broughton, Chester, Flintshire
CH4 0FY

Price
£160,000

* TOP FLOOR APARTMENT * NO ONWARD CHAIN. A well presented two bedroom top floor apartment forming part of a popular development close to the Broughton Retail Park and within easy reach of Chester city centre. The accommodation briefly comprises: entrance hallway with built-in storage cupboard, open-plan living room/dining kitchen with the living area enjoying French doors to a Juliet style balcony and the kitchen fitted with a modern range of kitchen units featuring integrated appliances, principal bedroom with en-suite shower room, bedroom two and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. The property is set within maintained garden areas and there are two allocated parking spaces. There is no onward chain involved in the sale of this property.

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.



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LOCATION

The development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. The Hawarden Golf Club is nearby and sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

THE ACCOMMODATION COMPRISES:



COMMUNAL ENTRANCE HALL



Entrance door with intercom entry system, individual letterboxes, communal lighting, and staircase to the upper floors. There is also a secondary door providing access to the rear of the building.

SECOND FLOOR



Door with security peep hole to the apartment.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, electrical consumer unit, single radiator, telephone intercom entry system, digital thermostatic heating controls, telephone master socket. built-in storage cupboard with hanging rail

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

PS/PMW

PARKING



Two allocated parking spaces.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout proceed straight across and take the next turning left into Messham Close. Follow Messham Close, which leads into Centenary Close, and then take the turning left into Centenary Close. The development will then be observed ahead of you. The apartment is located on the top floor.

TENURE

- * Tenure - Leasehold. Lease Term: 999 years from 1st January 2017.
- * We are advised that the service charge is currently approximately £1300 per annum (2025).
- * We are advised that the ground rent is TBC.

COUNCIL TAX

- * Flintshire County Council - Tax Band C.

AGENT'S NOTES

- * Services - we understand that main gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The development is managed by Residential Management Group (RMG). Email: customerservice@RMGuk.com. Customer contact number: 0345 0024444.
- * When the property was purchased new there were a number of upgrades to include an integrated fridge/freezer, washer/dryer, and dishwasher, additional light fittings and electrical sockets.
- * The carpets, floor covering and blinds are included in the sale.

*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.

and shelf. Doors to the living room/dining kitchen, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING KITCHEN

6.43m x 4.45m narrowing to 3.20m (21'1" x 14'7" narrowing to 10'6")



Open-plan living area/dining kitchen.

LIVING AREA



UPVC double glazed French doors with Juliet style balcony, two ceiling light points, double radiator with thermostat, TV aerial point, built-in storage cupboard with shelving, and access to loft space with light and retractable ladder. Open-plan to the dining kitchen.



DINING KITCHEN



Fitted with a modern range of high gloss fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring electric Bosch hob with stainless steel splashback, Bosch chimney style extractor above and built-in Bosch electric fan assisted oven and grill. Integrated fridge/freezer, AEG dishwasher and Zanussi washer/dryer machine. Recessed LED ceiling spotlights, extractor, mains connected heat alarm, single radiator, vinyl flooring, and UPVC double glazed window.

BEDROOM ONE

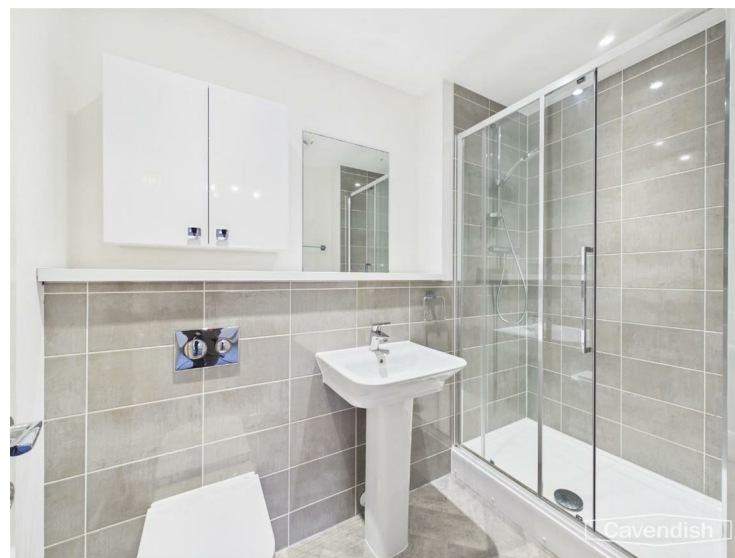
3.53m x 3.25m overall (11'7" x 10'8" overall)



UPVC double glazed window, ceiling light point, single radiator with thermostat, telephone point, and digital thermostatic heating control. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.57m x 1.63m overall (8'5" x 5'4" overall)



White suite with chrome style fittings comprising: tiled shower enclosure with mixer shower, glazed shower screen and sliding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, single radiator with thermostat, recessed LED ceiling spotlights,

extractor, fitted wall mirror, medicine cabinet and vinyl floor covering.

BEDROOM TWO

3.15m x 2.46m (10'4" x 8'1")



UPVC double glazed window, ceiling light point, and single radiator with thermostat.

BATHROOM

2.16m x 1.70m (7'1" x 5'7")



White suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, vinyl floor covering, fitted wall mirror, recessed LED ceiling spotlights, extractor, ladder style towel

radiator, and medicine cabinet.

OUTSIDE



The property forms part of a purpose built development. There are two designated parking spaces., bin store and cycle store.

