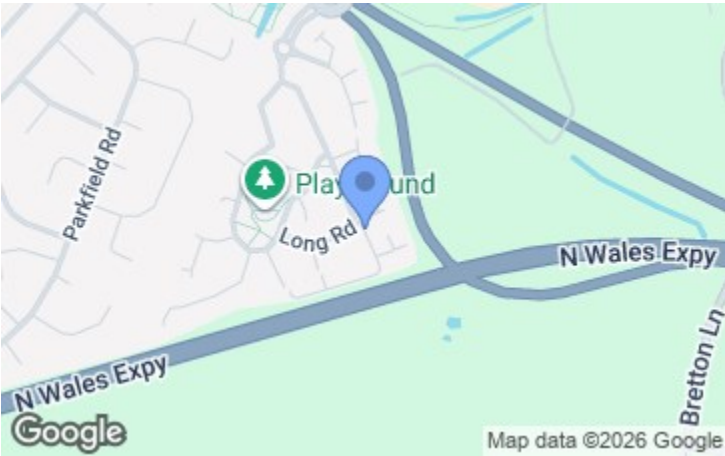
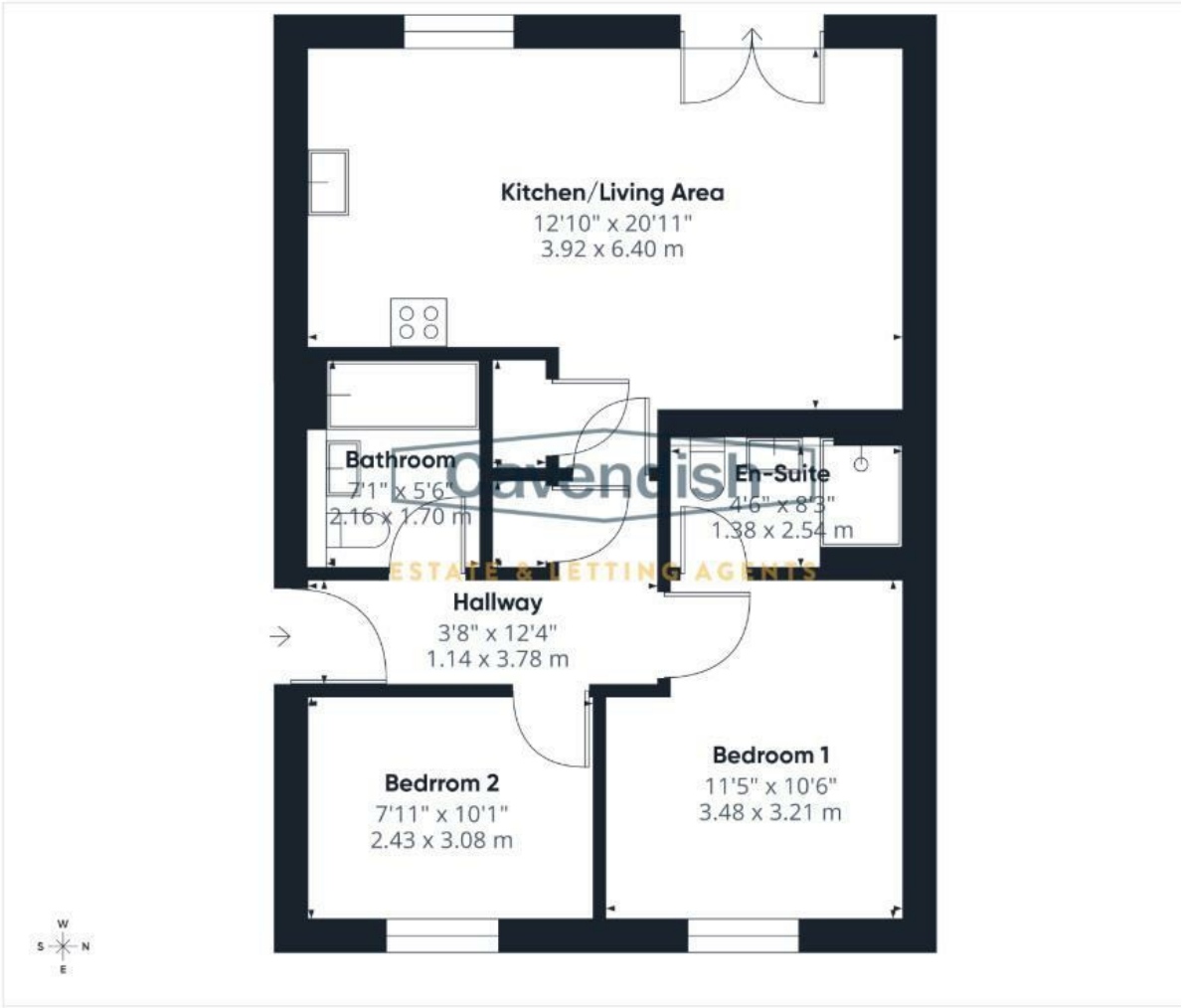


11 Centenary Close, Broughton, Chester, Flintshire, CH4 0FY



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

Cavendish

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11 Centenary Close

Broughton, Chester, Flintshire, CH4 0FY

Price
£155,000

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.

*** 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.

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 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.