

LOCATION

The development is located just outside the city walls next to the racecourse and alongside the River Dee where pleasant walks can be enjoyed. The property is situated within walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness. A Tesco supermarket is also within comfortable walking distance of the property. Saddlery Way is well placed for easy commuting to all surrounding areas and busses run at frequent intervals into Chester. The business park is within a short drive together with the A55 Expressway which links into the motorway network.

THE ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL**

Glazed entrance door with intercom entry system, individual letter boxes, communal lighting and staircase to the upper floors.

FOURTH FLOOR

Door with security peephole to the apartment.

ENTRANCE HALL

4.62m x 1.14m narrowing to 1.02m (15'2" x 3'9" narrowing to 3'4")

Telephone intercom entry system, electric storage heater, ceiling light point, and two smoke alarms. Doors to the kitchen/dining/living room, bedroom, bathroom and store room.

STORE ROOM

1.57m x 0.99m (5'2" x 3'3")

Housing the pressurised hot water cylinder, fitted shelving, electrical consumer unit, hanging for cloaks, and access to loft space.

KITCHEN/DINING/LIVING ROOM

4.06m x 2.87m (13'4" x 9'5")

**KITCHEN**

4.34m x 2.87m (14'3" x 9'5")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap. Fitted four ring touch control ceramic hob with glass splashback, extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, space

for tall fridge/freezer, LED kickboard lighting, vinyl wood effect flooring, electric storage heater, recessed LED ceiling spotlights, ceiling extractor, and under-cupboard lighting.

DINING/LIVING ROOM

4.85m x 2.87m (15'11" x 9'5")



UPVC double glazed window to the side with views towards the river, UPVC double glazed French door with Juliet style balcony, small UPVC double glazed window, recessed LED ceiling spotlights, TV aerial point, and space for sofa and dining table and chairs.

BEDROOM

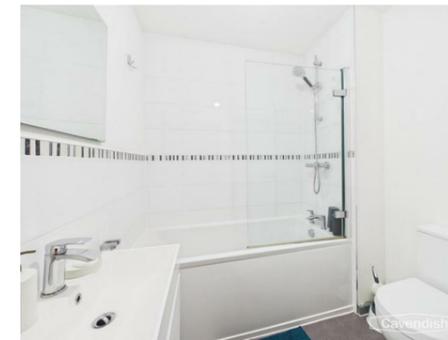
4.50m x 2.87m (14'9" x 9'5")



UPVC double glazed French doors with Juliet style balcony, small UPVC double glazed window, ceiling light point, and wall mounted electric heater.

BATHROOM

2.01m x 1.70m (6'7" x 5'7")



White suite with chrome style fittings comprising: panelled bath with mixer tap, thermostatic wall mounted mixer shower over, and glazed shower screen; wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Vinyl tiled floor, ceiling light point, extractor, fitted wall mirror, and wall tiling to bath and shower area.

OUTSIDE

The property forms part of a modern development alongside the river which is next to the racecourse and within walking distance of the city. Allocated parking space No. 78. Communal bin storage areas and cycle store.

ALLOCATED PARKING SPACE**DIRECTIONS**

From the agent's Chester office proceed along Grosvenor Street to the roundabout, turning right into Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street. Continue past the Racecourse, under the bridge, and at the traffic lights turn left into Saddlery Way. Follow the road into the development and opposite the railway arches turn right. Then bear left and the property forms part of the block of apartments in front of you.

TENURE

* We understand that the tenure is Leasehold for the remainder of a 99 year term starting 19th December 2007.

* From 1st April 2026 the service charge and rent payable to Muir Housing is £396.28 per month. (The service charge is calculated at £127.54 per month and the shared ownership rent payable is £268.74). We are advised that this includes the building insurance and the ground rent. The next rent review date is 1st April 2026.

* The asking price represents a 50% share. The remaining 50% share of this Leasehold title not being sold within this transaction falls within the ownership of the Muir Group Housing Association.

* All prospective purchasers must complete a shared ownership application form and the Muir Housing group must consent to the prospective purchaser. Further details are available from the Chester office.

* Our client has advised that it is possible to staircase up to 100% ownership and own the property outright.

COUNCIL TAX

Cheshire West and Chester - Tax Band B.

AGENTS NOTES

* Services - we understand that main electricity, water and drainage are connected.
* The property is on a water meter.
* The development is managed by the Racecourse Apartments Management Company Ltd, email enquiries@estatespm.co.uk, tel: 03330 062930

***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