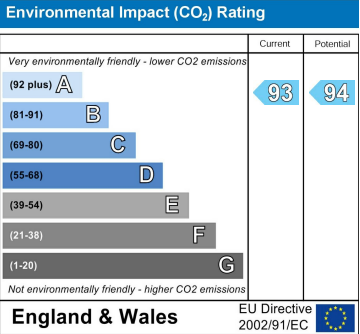
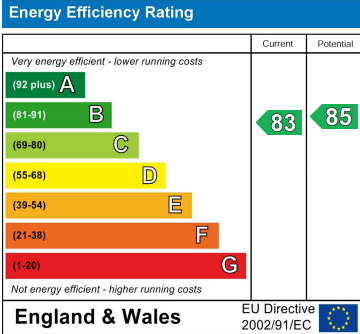
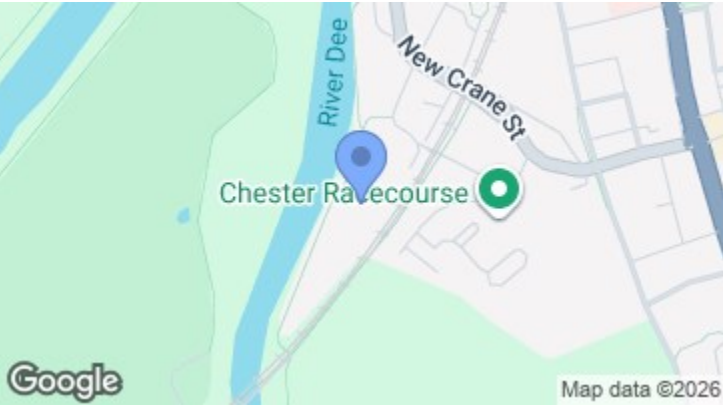
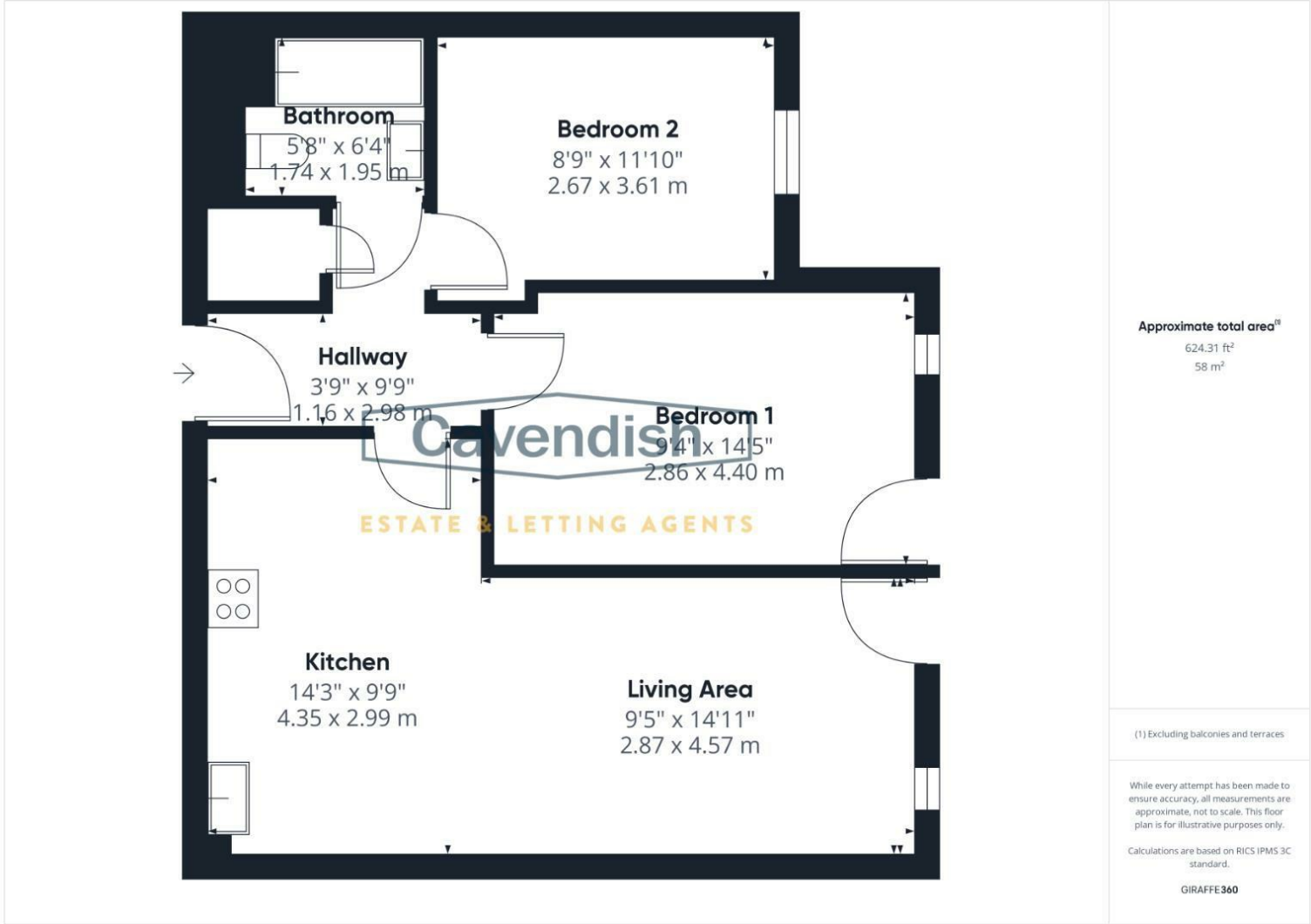


74 Saddlery Way, Chester, Cheshire, CH1 4LW



Cavendish

ESTATE AGENTS

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74 Saddlery Way
Chester, Cheshire,
CH1 4LW

Price
£145,000

* TWO GOOD SIZED BEDROOMS * VIEWS TOWARDS CHESTER RACECOURSE * A two bedroom third floor apartment forming part of a modern development which is conveniently situated just outside the city walls, alongside the River Dee and next to the Chester Racecourse. The accommodation briefly comprises: communal hall with intercom entry system, entrance hall with cylinder cupboard, open-plan living/dining and kitchen area with French door and Juliet style balcony, bedroom one with French door and Juliet style balcony, bedroom two and bathroom with white suite. The property benefits from UPVC double glazing, electric heating and an intercom entry system. Externally there are communal maintained areas and an allocated parking space. Viewing highly recommended.

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.

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.

THIRD FLOOR

Door with security peephole to the apartment.

ENTRANCE HALL

Telephone intercom entry system, ceiling light point, mains connected smoke alarm, Creda electric storage heater, and built-in cupboard housing the hot water cylinder with slatted shelf and the electrical consumer board. Doors to the kitchen/dining/living room, bedroom one, bedroom two and bathroom.

KITCHEN/LIVING/DINING AREA

7.59m x 4.37m narrowing to 2.87m (24'11" x 14'4" narrowing to 9'5")

LIVING/DINING AREA



UPVC double glazed French door with Juliet style balcony and views towards the Chester Racecourse, UPVC double glazed window, feature "spider" light with dimmer switch control, Creda electric storage heater, ceiling light point, television, satellite aerial point and telephone point, and laminate wood effect strip flooring.

KITCHEN AREA



Fitted with a range of base units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric hob with

stainless steel splashback and extractor above, plumbing and space for washing machine, space for tall fridge/freezer, wall tiling to work surface areas, fitted wall shelving, ceiling light point, ceiling extractor, and vinyl tile effect flooring.

BEDROOM ONE

4.45m x 2.87m (14'7" x 9'5")



UPVC double glazed French door with Juliet style balcony and views towards the Chester Racecourse, UPVC double glazed window, telephone point, TV aerial point, ceiling light point, and wall mounted Creda electric heater.

BEDROOM TWO

3.63m x 2.72m (11'11" x 8'11")



UPVC double glazed window with views towards the Chester Racecourse, ceiling light point, and Creda electric wall heater.

BATHROOM

1.96m max x 1.78m (6'5" max x 5'10")



White suite comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Ceiling light point, extractor, vinyl tile effect flooring, wall mounted Creda electric heater, and wet boarding to bath and shower area.

VIEW



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. 74. Communal bin storage areas and cycle store.

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.
* We are advised that the service charge is currently £127.72 per month (2025) and the ground rent £250.00 (2025).
* The current owner owns a 50% share with Muir Housing Group. We have been advised that it is possible to simultaneously staircase to 100% if a purchaser wishes to acquire the full 100%.
* The development is managed by the Racecourse Apartments Management Company Ltd, email enquiries@estatespm.co.uk, tel: 03330 062930

COUNCIL TAX

Cheshire West and Chester - Tax Band C

AGENT'S NOTES

* Allocated parking space No: 74. Located near to the communal entrance door at the front of the block.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

*ANTI MONEY LAUNDERING
REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.