



Cavendish

ESTATE AGENTS

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24 Chedworth House Seller Street

Chester, Cheshire, CH1 3AR

Asking Price
£72,500

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.

* PERFECT FOR A FIRST TIME BUYER * LOVELY STUDIO FLAT. A modern first floor studio flat forming part of a popular development ideally situated within walking distance of Chester City Centre, the Shropshire Union Canal, a Waitrose supermarket, and the Chester Railway Station. The property is part of 'Discount For Sale Scheme' with Cheshire West and Chester Council and is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. The accommodation briefly comprises: entrance hall, open-plan kitchen, living & bedroom area and a spacious bathroom The property benefits from double glazing, a telephone intercom entry system and has gas fired central heating. The property also has the advantage of a residents' parking scheme, which is in operation in the area.

LOCATION

Chedworth House forms part of 'The Square', a prestigious development by David Wilson Homes which is ideally located alongside the Shropshire Union Canal and within walking distance of Chester city centre, the Chester Railway Station and the recently opened bus interchange. Chester city centre provides a wealth of shops, restaurants to suit every taste, and leisure facilities including the Northgate Arena and The Mill House Hotel and Spa. The River Dee is a pleasant walk away, providing lovely walks, boating and other leisure pursuits, and the Grosvenor Park is also near

AGENT'S NOTE

Please note all dimensions and floorplans are approximate should be used as guidance only.

The detailed accommodation comprises:

COMMUNAL ENTRANCE HALL

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

First floor; Door with security peephole to the apartment.

ENTRANCE HALL



Ceiling light point, mains connected smoke alarm, telephone point, and vinyl wood effect flooring. Doors to the

Kitchen/Living/Bedroom, Bathroom and Boiler Cupboard.

BOILER CUPBOARD

Wall mounted Glow Worm 24 CI combination gas fired central heating boiler, ceiling light point, electrical consumer board, double power point and gas meter.

KITCHEN/LIVING/BEDROOM AREA

4.78m x 4.22m extending to 5.08m (15'8" x 13'10" extending to 16'8")

Open-plan room incorporating a fitted kitchen, living and bedroom area.

KITCHEN



Fitted with a modern range of white fronted base and wall level units incorporating drawers and cupboards with laminate wood effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Tiled splash-backs to work surface areas. Space for gas cooker, plumbing and space for washing machine, space for fridge and freezer, double glazed window, two ceiling light points, Vent Axia extractor, vinyl wood effect flooring, telephone intercom entry system and single radiator with thermostat.



LIVING AREA



Double glazed window overlooking the front, ceiling light point and single radiator.



BEDROOM AREA



With ceiling light point and thermostatic heating controls.

BATHROOM

2.49m x 1.80m (8'2" x 5'11")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin with tiled splash-back; and low level dual-flush WC. Ceiling light point, Vent Axia extractor, electric shaver point, chrome ladder style radiator and vinyl tiled effect flooring.

OUTSIDE

AGENT'S NOTES

- * Council Tax Band - Band B. Cheshire West and Chester Council.
- * Leasehold - 999 years from January 2002.
- * Service Charge - We are advised that the current service charge is £108.68 per month, which includes water (2022).

* We understand that all mains, gas, electricity, water and drainage are connected.

* Chedworth House is managed by Matthews Block Management. blocks@matthewsofchester.com

* There is a residents parking scheme in operation in the area. The cost of the resident's permit is currently £60 per year (2022). Permits are subject to application and availability. 'Zone I'. Parking Services, Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE. email:

parking@cheshirewestandchester.gov.uk

AFFORDABLE HOUSING SCHEME

The property is part of 'Discount For Sale Scheme' with Cheshire West and Chester Council. The scheme is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. In addition the property can also only be sold to purchasers who meet the eligibility criteria. These criteria are designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy. The property should not be marketed to investors who intend to let out the property. A copy of frequently asked questions and an eligibility criteria information leaflet are available from the office.

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. Prospective buyers can access the form

through our website:

www.cheshirewestandchester.gov.uk

Search Affordable Housing.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena, and at the next roundabout continue straight across. Shortly before the next roundabout turn left in to Seller Street. Then take the first turning into the development. Follow the road around the corner to the right and Chedworth House will be found on the left hand side.

VIEWINGS

By appointment through the Agents Chester Office 01244 404040

PJS/CC

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

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.