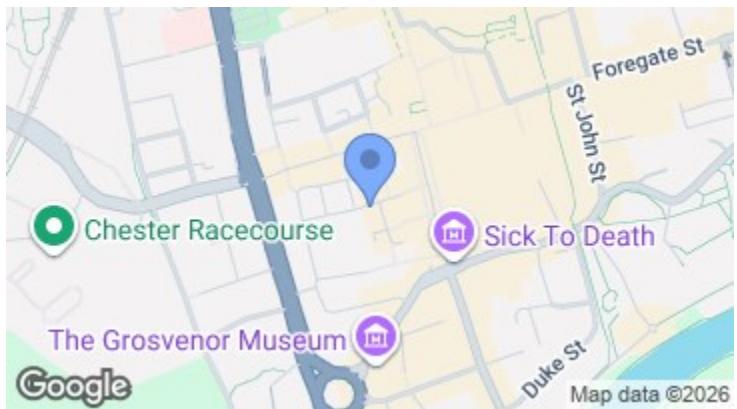


Total area: approx. 74.2 sq. metres (798.3 sq. feet)



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	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	EU Directive 2002/91/EC

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.



Flat 4, 18 Commonhall Street

Chester,
CH12BJ

Price
£225,000

* CITY CENTRE LOCATION * ALLOCATED PARKING SPACE * NO ONWARD CHAIN. A well presented two bedroom first floor apartment forming part of a small development along Commonhall Street, just off Bridge Street, within the heart of the city. The accommodation briefly comprises: reception hall with built-in storage cupboard providing an excellent storage space for coats and shoes, large open-plan living room, dining area and kitchen enjoying two sets of French doors with Juliet style balconies overlooking Commonhall Street, principal bedroom with en-suite shower room, bedroom two and bathroom with cupboard housing the gas central heating boiler and with plumbing and space for a washing machine. The property benefits from an intercom entry system, double glazed windows and gas central heating. To the rear there is an allocated parking space. There is no onward chain involved in the sale of this property.

COMMONHALL STREET

The site was once located around the city's very first Town Hall or Common Hall built before 1250 which is where the street name Commonhall originates from.

LOCATION

Common Hall Street is located in the area behind Bridge Street and Watergate Street and enjoys direct pedestrian linkages to Watergate Street and Bridge Street including The Rows. The area is situated within the South-Western quadrant of the historic central core of the city and is included within the Chester City Conservation Area.

THE ACCOMMODATION COMPRISSES:**COMMUNAL HALLWAY**

Communal entrance hall with glazed entrance door and intercom entry system, communal lighting, and individual letterboxes. Door providing access to the car parking area at the rear, and lift to the upper floors. There is also a secondary access from the car parking area with staircase to the upper floors.

FIRST FLOOR

Door with security peephole to the apartment.

ENTRANCE HALLWAY

Three wall light points, radiator with radiator cover, laminate wood strip flooring, burglar alarm control pad, built-in cupboard with two sliding mirrored doors having hanging space and shelving, and mains connected smoke alarm. Doors to the living room, bedroom one, bedroom two and bathroom.

LIVING ROOM/DINING AREA AND KITCHEN

6.83m x 4.72m (22'5" x 15'6")

**BEDROOM ONE**

4.60m x 3.00m (15'1" x 9'10")



Large open-plan living/dining area and kitchen featuring two double glazed French doors with Juliet style balconies overlooking Commonhall Street, telephone point, recessed ceiling spotlights, two radiators with radiator covers, laminate wood strip flooring, television aerial point, space for dining table and chairs, telephone intercom entry system, and thermostatic heating controls.

EN-SUITE SHOWER ROOM**KITCHEN AREA**

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with stainless steel splashback, extractor above, and built-in electric fan assisted oven and grill. Integrated dishwasher, integrated fridge and freezer, under-cupboard spot lighting, ceiling light point, and mains connected heat alarm.

BEDROOM TWO

3.30m x 2.36m (10'10" x 7'9")



Double glazed French doors with Juliet style balcony overlooking Commonhall Street, recessed ceiling spotlights, TV aerial point, and radiator with radiator cover. Door to en-suite shower room.

BATHROOM

2.16m max x 2.01m max (7'1" max x 6'7" max)



White suite with chrome style comprising: panelled bath; low level WC with concealed cistern; and tiled worktop with semi-inset wash hand basin and mixer tap. Part-tiled walls, tiled floor, recessed ceiling spotlights, wall light with electric shaver point, chrome towel radiator, Vent-Axia extractor, and utility cupboard housing a Glow Worm Betacom 2 28 combination condensing gas fired central heating boiler and plumbing and space for washing machine.

ALLOCATED PARKING SPACE

To the rear of the building, approached via Weaver Street, there is an allocated parking space.

DIRECTIONS BY CAR

From the agent's Chester office proceed to the Grosvenor Roundabout and take the third exit onto Nicholas Street. At the traffic lights turn right into Weaver Street. Follow the road around to the left and then take the turning right into Common Hall Street. The property will then be observed on the left hand side.

DIRECTIONS ON FOOT

From our office proceed along Grosvenor Street to the traffic lights and turn left into Bridge Street. Follow Bridge Street towards 'The Cross' and Common Hall Street will be found on the left hand side. Turn into Common Hall Street and the property will be found after some distance on the right hand side.

TENURE

* Tenure - Leasehold. Lease Term: 150 years from 1 January 2004.

* Service charge: We are advised that there is a service charge which is currently £1911.28 per annum (2025).

* Ground rent: £142.49 per annum (2025).

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENTS NOTES

* The property is located within the City Centre (Chester) Conservation Area.

* Paramount Block and Estate Management are responsible for the management and maintenance

of the communal areas and facilities at this development.

***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