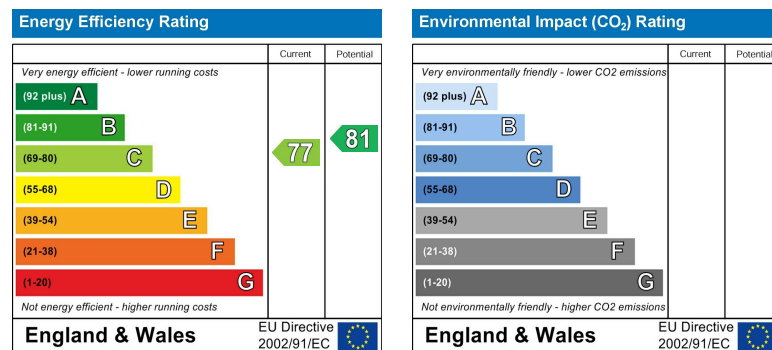
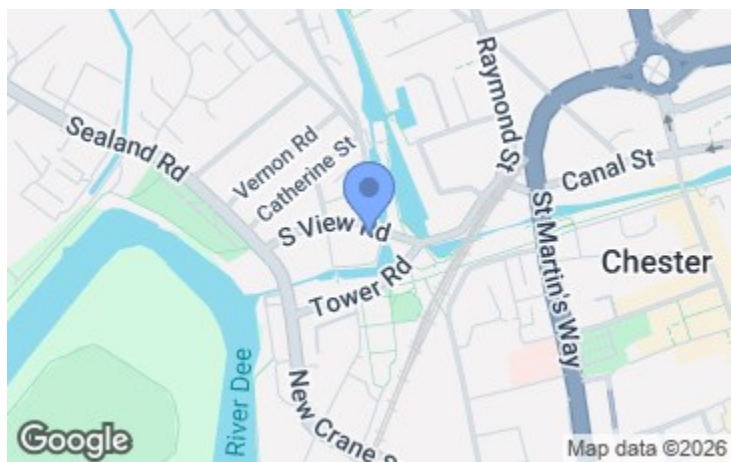




14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
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www.cavendishproperties.co.uk



32 Waters Edge
Chester,
CH1 4JQ

Price
£325,000

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.

Stylish Canal-Side Townhouse in Exclusive Gated Development – No Onward Chain.

Occupying a delightful position backing onto the canal, this beautifully presented three-bedroom townhouse forms part of the sought after and exclusive gated development of Waters Edge. Offering spacious and versatile accommodation arranged over three floors, the property enjoys attractive canal views, driveway parking, a garage, and is offered for sale with no onward chain. Ideally located within walking distance of Chester's historic city walls, Water Tower Gardens, and the vibrant city centre, the property also benefits from easy access to Chester Racecourse and the Greyhound Retail Park. The accommodation briefly comprises an entrance hall leading to an inner hallway. The ground floor features a versatile third bedroom with French doors opening onto a Juliette-style balcony, offering flexibility as an additional reception room, home office, or guest bedroom. To the first floor, a spacious landing provides access to a bright and airy living room with French doors opening onto a balcony overlooking the canal. The well-appointed dining kitchen enjoys access to a second balcony overlooking the courtyard, creating an ideal space for entertaining, while a separate WC completes this level. The second floor offers a generous principal bedroom with walk-in wardrobe and en-suite shower room, a further double bedroom with walk-in wardrobe, and a family bathroom. The property benefits from double glazing and gas-fired central heating, with a recently installed Worcester boiler providing improved energy efficiency. A striking oak staircase with contemporary spindles and handrails has also been recently fitted, creating an impressive focal point throughout the home. Externally, there is a block-paved driveway providing off-road parking and access to a single garage. A superb opportunity to acquire a well-maintained canal-side home in a highly convenient and desirable location.



LOCATION



Waters Edge is ideally positioned for buyers who want a waterside setting without sacrificing access to the city centre. Situated directly alongside the Shropshire Union Canal, the development combines a peaceful canal-side environment with excellent connectivity to Chester's historic core.

The development sits just a short walk from the city centre, allowing residents to reach Chester's shops, restaurants, cathedral, and historic streets on foot. One of its biggest attractions is its proximity to the canal towpath, offering scenic walks, cycling routes, and waterside views right from the doorstep. The canal connects into Chester Basin, where the canal and River Dee meet in the heart of the city.

Nearby is Water Tower Gardens & Play-area, a popular green space set beside Chester's ancient walls and canal. The gardens provide open parkland, play areas, tennis courts and attractive views of the historic surroundings, making them particularly appealing for families and dog walkers.

The area is also home to the historic The Water Tower, a Grade I listed medieval structure dating from the 14th century. Positioned on the north-west corner of Chester's city walls, it adds significant character and heritage value to the neighbourhood.

For leisure and entertainment, residents are within walking distance of Chester Racecourse, the oldest racecourse still in operation in Britain. The racecourse and surrounding Roodee provide an expansive open aspect that is unusual for such a central location

THE ACCOMMODATION COMPRISES:

RECEPTION HALL

2.57m x 1.27m (8'5" x 4'2")



Entrance door with letterbox, burglar alarm control pad, hanging for coats, single radiator with thermostat, coved ceiling, and ceiling light point. Door to Inner Hall.

INNER HALL



Coved ceiling, smoke alarm, ceiling light point, single radiator and staircase to the first floor. Door to Bedroom 3.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street and take the turning right after Tower Road into South View Road. Then take the turning right into Earls Port and the gated entrance to the Waters Edge development will be found on the left hand side.

TENURE

* Tenure - we are advised that the Tenure is Leasehold with a share of the freehold. The remainder of a 125 year lease from 2002. Lease Start Date: 25/03/2002, Lease End Date: 25/03/2127

* Service Charge - approximately £980 per year (2026)

* Ground Rent - £0 per annum.

* The management company is Waters Edge (Chester) Ltd. There are 40 dwellings within the Waters Edge development. The management company is owned by 21 shareholders who own an equal share in the management company. The owner of 32 Waters Edge owns a share in the management company. We are advised that the management company owns the 'Freehold'.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* The property has a burglar alarm.

* Some photos have been digitally enhanced.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

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.

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/SLC

BEDROOM 2

3.38m max x 2.84m (111" max x 94")



Double glazed window overlooking the courtyard, coved ceiling, ceiling light point and single radiator with thermostat. Double opening doors to walk-in wardrobe.

WALK-IN WARDROBE

1.42m x 1.24m (48" x 41")

With hanging rail, shelf and coved ceiling.

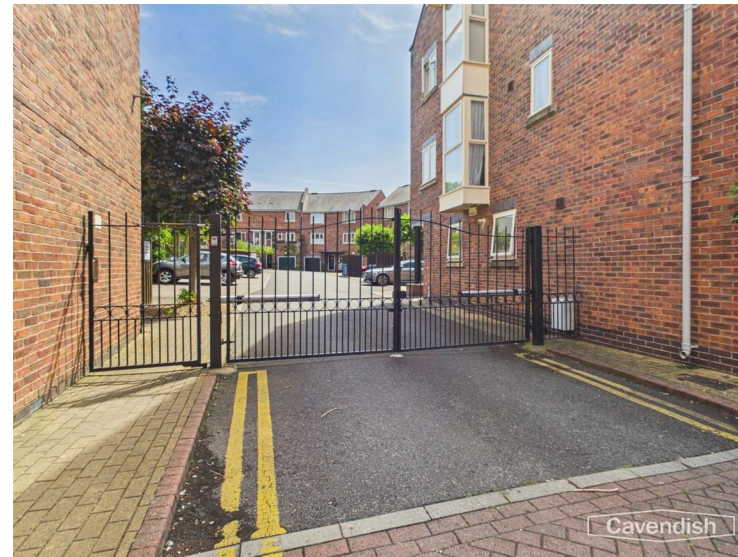
BATHROOM

2.67m x 1.60m (89" x 53")



White suite comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; low-level WC with concealed cistern and storage cupboard to side; and worktop with semi-inset wash hand basin, mixer tap and storage cupboard beneath. Part-tiled walls, fitted wall mirror, electric shaver point, double radiator, extractor, recessed LED ceiling spotlights and vinyl floor covering.

OUTSIDE



The property forms part of small development approached via electronic double opening gates. To the front there is a block paved driveway with steps to the entrance door and access to the single integral garage. Electric car charging point.

SINGLE GARAGE

5.26m max x 3.12m (173" max x 103")



With an up and over garage door, electric meter, electrical consumer unit, double power point, light, gas meter and wall mounted Worcester combination condensing gas fired central heating boiler.

BEDROOM 3/HOME OFFICE

4.75m x 3.07m (157" x 101")



Double glazed double opening French doors with Juliette style balcony and double glazed side windows, coved ceiling, ceiling light point and double radiator with thermostat.



FIRST FLOOR LANDING



Coved ceiling, ceiling light point, smoke alarm, digital thermostatic heating controls and oak spindled staircase to the second floor. Doors to the Living Room, Dining/Kitchen and Separate WC.

LIVING ROOM

4.78m x 3.07m (158" x 101")



Double glazed, double opening French doors with double glazed side windows leading out onto a balcony, coved ceiling, ceiling light point, telephone point, TV aerial point and single radiator with thermostat.



BALCONY

Accessed from the living room with timber decking and metal railings enjoying delightful views over the canal.

DINING/KITCHEN

4.70m x 2.74m (155" x 9')



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and a useful larder cupboard with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with extractor above and built-in electric fan assisted oven and grill. Integrated fridge/freezer, Hoover washing machine, and slimline dishwasher. Wall tiling to work surface areas, coved ceiling, recessed LED ceiling spotlights, ceiling light point, double radiator with thermostat, wall extractor unit, laminate wood strip flooring, space for dining table and chairs, feature double glazed bay window overlooking the courtyard and double glazed door leading out onto a balcony overlooking the courtyard.



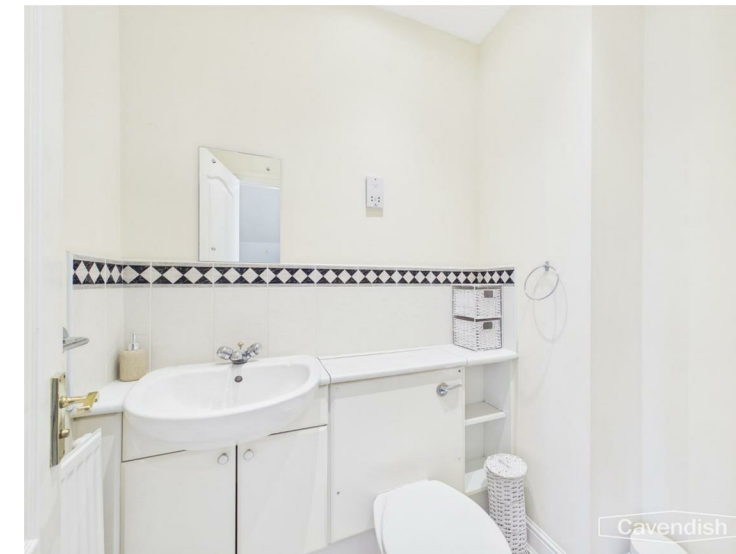
BALCONY



Balcony accessed from the kitchen which overlooks the central courtyard.

SEPARATE WC

1.91m x 1.30m (63" x 43")



Comprising: low-level WC with concealed cistern; and worktop with semi-inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath. Recessed LED ceiling spotlights, extractor, electric shaver point, fitted wall mirror, single radiator with thermostat and vinyl flooring.

SECOND FLOOR LANDING



Coved ceiling, smoke alarm, ceiling light point, spindled balustrade and access to loft space. Doors to Bedroom 1, Bedroom 2 and Bathroom.

BEDROOM 1

3.33m max x 3.18m (10'11" max x 10'5")



Double glazed French doors with double glazed side windows and Juliette style balcony overlooking the canal, coved ceiling, ceiling light point, single radiator with thermostat, TV aerial point, and telephone point. Double opening doors to the walk-in wardrobe and door to the en-suite shower room.

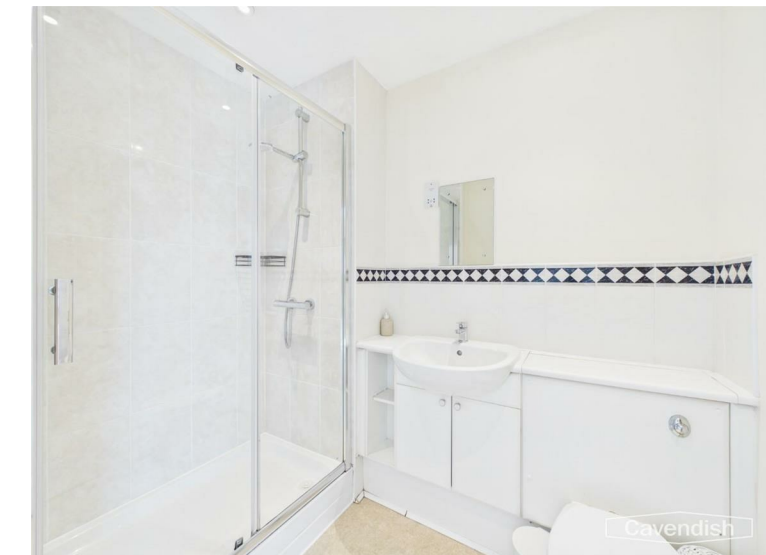
WALK-IN WARDROBE

1.50m x 1.37m (4'11" x 4'6")

With hanging rail, shelf, hanging for coats and coved ceiling.

EN-SUITE SHOWER ROOM

2.24m x 1.60m (7'4" x 5'3")



White suite comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and sliding glazed door; low-level WC; with concealed dual-flush cistern and worktop; with semi-inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath. Recessed LED ceiling spotlights, extractor, fitted wall mirror, electric shaver point, vinyl floor covering and single radiator.