

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



9 Commonhall Street
Chester, Cheshire
CH1 2DG

Price
£425,000

Looking to move but need to sell first? Part exchange may be an option—contact us to discuss.

* NEWLY BUILT TOWNHOUSE * CONSERVATION AREA * PARKING SPACE. An attractive newly built townhouse ideally located along Commonhall Street within the city walls of Chester. The accommodation, which has been finished to a high standard and features a SieMatic German designed and manufactured kitchen, designer bathroom sanitary ware, brushed steel electrical sockets and switches, and traditional hardwood windows and external doors, briefly comprises: reception hall, downstairs WC, open-plan kitchen and dining area, first floor landing, living room, bedroom three, second floor landing, principal bedroom with en-suite shower room, bedroom two and a well appointed bathroom. The property benefits from gas central heating. Externally there is an allocated parking space.

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.

An exceptional opportunity to purchase a bespoke new build townhouse situated inside the ancient Roman Walls of Chester.

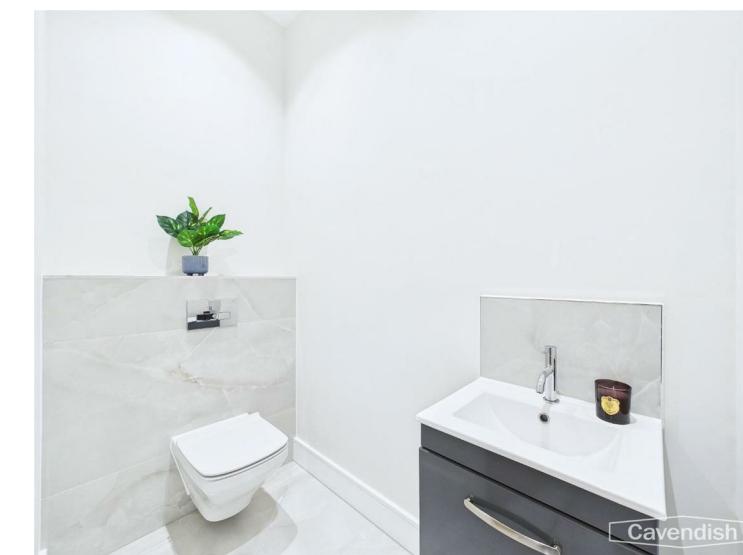
The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

Wooden panelled entrance door with security peep hole, letterbox and double glazed window light above, burglar alarm control pad, thermostatic heating controls for the underfloor heating, tiled floor, recessed LED ceiling spotlights, and staircase to the first floor. Doors to the downstairs WC and kitchen/dining area.

DOWNSTAIRS WC

2.31m x 1.07m (7'7" x 3'6")



Comprising: wall hung Duravit WC with concealed dual-flush cistern; and wall mounted wash hand basin with tiled splashback, mixer tap and storage drawer beneath. Two recessed ceiling spotlights and tiled floor.

- * Porcelain wall and floor tiles in all bathrooms and en-suites.
- * Brushed steel electrical sockets and switches.
- * Downlights to kitchen/dining room, bathrooms, en-suites and WCs.
- * Integrated electric mirror with light and built-in shaver point.
- * Fibre broadband.
- * Security alarm.
- * Thermostatic underfloor heating on the ground floor.
- * Oak stairwell, handrails and glass balustrades throughout.
- * Oak veneered internal doors with brushed steel furniture.
- * Traditional hardwood windows and external doors (Conservation Area).
- * Cast iron gutters and downpipes (Conservation Area).

AGENT'S NOTES

- * The property is located within the City Centre (Chester) Conservation Area.
- * The property is on a water meter.
- * There is ducting in situ for the installation of an EV charger.
- * The property is protected by a burglar alarm system.
- * On the ground floor there is porcelain tiled flooring with underfloor heating.
- * Balance of 10 Year warranty with Advantage.
- * The townhouses are managed by Chester Prestige Homes Ltd to which there is a service charge which is currently £459 per annum (2025).
- * The allocated parking space is a right to use space.

***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.

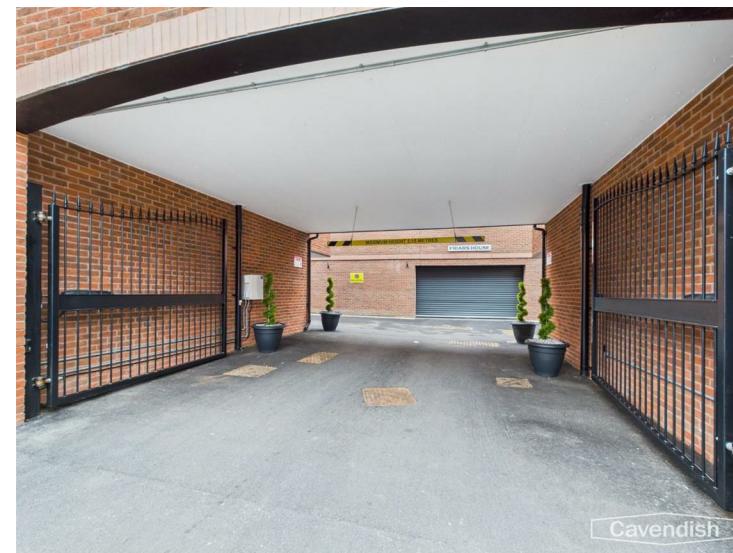
PS/PMW

extendable shower attachment; Duravit wall hung WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap, tiled splashback, and two storage drawers beneath. Part-tiled walls with three recessed display niches, tiled floor, chrome ladder style towel radiator, electric shaver point, and recessed LED ceiling spotlights.

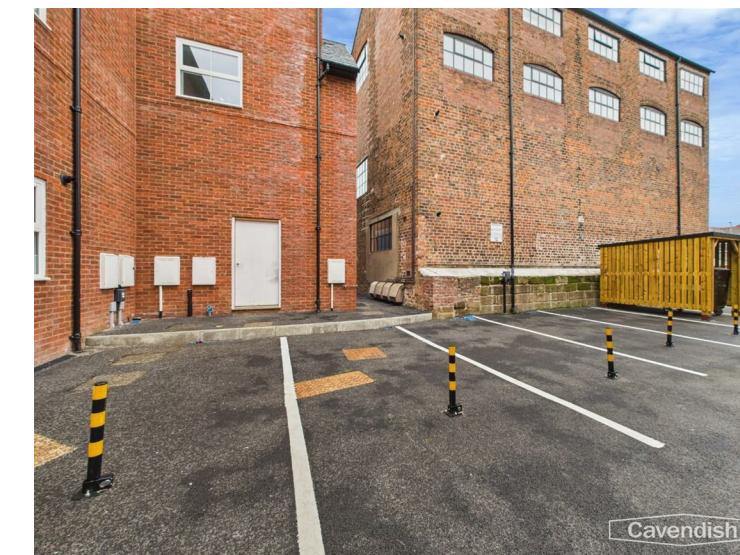
OUTSIDE



The property is located along Commonhall Street. Double opening remote controlled metal gates from Commonhall Street provide access to an allocated parking space. External gas and electric meter cupboards. Communal bin store.



PARKING SPACE



Allocated parking space.

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. The property will then be observed after some distance on the left hand side.

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 right hand side.

TENURE

* Tenure - The townhouse is understood to be Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX

* Council Tax Band TBC - Cheshire West and Chester.

SPECIFICATION

- * SieMatic German designed and manufactured kitchen.
- * Designer bathroom sanitary ware from Hans Grohe.
- Duravi, Cross Water, Scudo and Vado.

KITCHEN/DINING AREA

6.76m max x 3.61m max (22'2" max x 11'10" max)



Dual-aspect kitchen/dining area with tiled floor and underfloor heating, and featuring SieMatic kitchen units.

KITCHEN



Fitted with a SieMatic range of kitchen units incorporating drawers and cupboards with laminated wood effect worktops and a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap. Fitted Bosch four-ring touch control ceramic hob with glass splashback, extractor above and built-in Bosch electric fan assisted oven and grill. Integrated fridge/freezer, Bosch dishwasher, and Bosch washing machine. Wall cupboard housing a Viessmann

combination condensing gas fired central heating boiler, digital thermostatic heating controls for the underfloor heating, recessed LED ceiling spotlights, and mains connected heat alarm. Opening to rear hall.

DINING AREA



Large double glazed window overlooking Commonhall Street, recessed LED ceiling spotlights, provision for wall mounted flat screen television, and digital thermostatic heating controls for the underfloor heating.

REAR HALL

1.37m max x 1.88m (4'6" max x 6'2")

Ceiling light point, tiled floor, door to understairs storage cupboard housing the electrical consumer board, and door to outside.

FIRST FLOOR LANDING

4.29m x 1.85m (14'1" x 6'1")



Contemporary glass panels with oak handrails, single radiator with thermostat, ceiling light point, three recessed LED spotlights, mains connected smoke alarm, and staircase to second floor. Doors to living room and bedroom three.

LIVING ROOM

4.60m x 3.86m (15'1" x 12'8")



Large double glazed window overlooking Commonhall Street, two ceiling light points, single radiator with thermostat, and television aerial point.

BEDROOM THREE

2.79m x 2.64m (9'2" x 8'8")



Double glazed window overlooking the rear, ceiling light point, provision for wall mounted flat screen television, and single radiator with thermostat.

SECOND FLOOR LANDING

Contemporary glass panels with oak handrails, single radiator with thermostat, ceiling light point, mains connected smoke alarm, and access to loft space. Doors to the principal bedroom, bedroom two and bathroom.

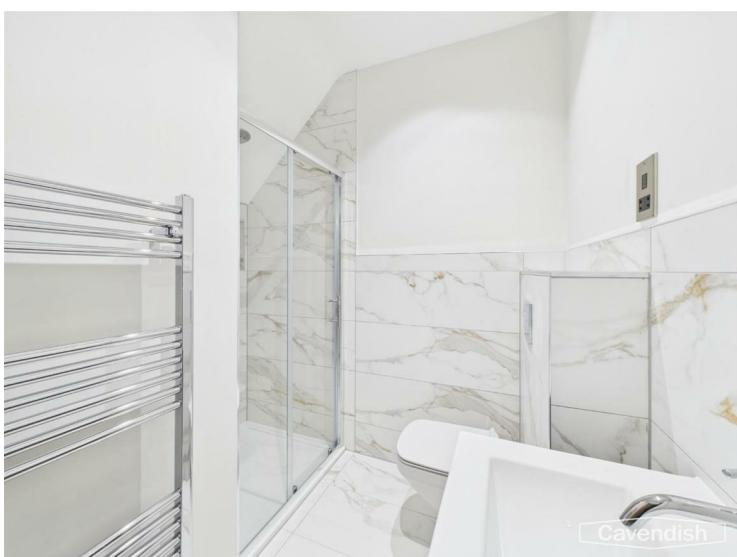
PRINCIPAL BEDROOM

4.37m max x 2.72m extending to 3.45m (14'4" max x 8'11" extending to 11'4")



Ceiling light point, provision for wall mounted flat screen television, thermostatic heating controls, and raised platform with single radiator and thermostat, two downlights, and double glazed window overlooking the front. Door to en-suite shower room.

EN-SUITE SHOWER ROOM



Well appointed and comprising: tiled shower enclosure with wall mounted mixer tap, extendable shower attachment, canopy style rain shower head, glazed shower screen and glazed sliding door; wall mounted wash hand basin with

mixer tap and storage drawer beneath; and Duravit wall hung WC with concealed dual-flush cistern. Part-tiled walls, tiled floor, electric shaver point, and recessed ceiling spotlights.

BEDROOM TWO

2.46m x 2.29m (8'1" x 7'6")



Double glazed window overlooking the rear, ceiling light point, provision for wall mounted flat screen television, and single radiator with thermostat.

BATHROOM

2.95m max x 1.52m max (9'8" max x 5' max)



White suite comprising: enamel bath with mixer tap, wall mounted mixer shower tap, canopy rain shower head and