

En-suite Shower Room
5'4" x 6'11"
1.63 x 2.11 m

Bedroom 1
13'4" x 11'11"
4.08 x 3.64 m

Bedroom 2
8'6" x 12'0"
2.61 x 3.68 m

Dining Area / Living Room
12'2" x 23'5"
3.73 x 7.15 m

Hall
5'0" x 8'7"
1.55 x 2.63 m

Hall
14'11" x 3'7"
4.56 x 1.10 m

Kitchen
7'4" x 6'10"
2.25 x 2.10 m

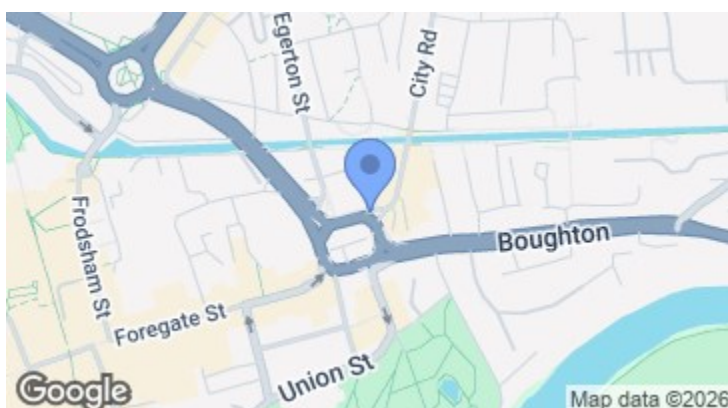
Bathroom
7'3" x 6'10"
2.22 x 2.10 m

Approximate total area⁽¹⁾
840.97 ft²
78.13 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) 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		



11, Lincoln House The Square
Seller Street, Chester, Cheshire,
CH1 3AG

Price
£185,000

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.

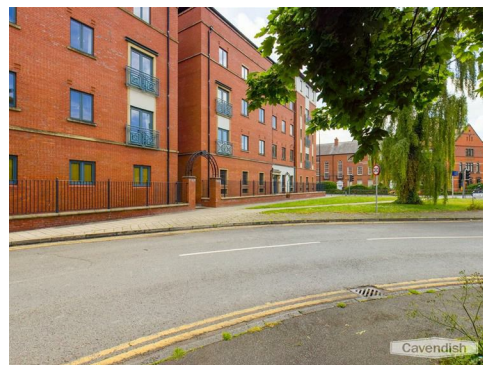
* LARGER THAN AVERAGE APARTMENT * SECURE PARKING SPACE * CLOSE TO CITY CENTRE, CANAL & CHESTER RAILWAY STATION. A well proportioned two bedroom first floor apartment forming part of a prestigious development ideally situated alongside the Shropshire Union Canal and within a short walk of both the city centre and the Chester Railway Station. The accommodation briefly comprises: entrance hallway with built-in cupboard, large open-plan living/dining area and fitted kitchen with double opening French doors and 'Juliet' style balcony, principal bedroom with en-suite shower room, bedroom two and bathroom. The property benefits from double glazing, a combination gas fired central heating with a modern boilers, and an intercom entry system. There is also the advantage of a secure car parking space. If you are looking for a spacious apartment, close to the city, then we would strongly urge to view.



LOCATION



The Square is 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 nearby. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network and Manchester Airport.



APPROXIMATE DISTANCES

Chester Station 0.4 miles, Chester Business Park 2.5 miles, Deeside Industrial Estate 9 miles, Wrexham 13 miles, Warrington 21 miles, Crewe 23 miles, Liverpool 20 miles, Liverpool Airport 24 miles, Manchester Airport 33 miles, Manchester 40 miles. (Source - RAC Routeplanner)

AGENTS NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

COMMUNAL HALLWAY



Communal entrance door with intercom entry system, individual letter boxes, communal lighting, staircase and lift access to the upper floors, and door providing access to the ground floor car park.

FIRST FLOOR

Door with security peephole to the Apartment.

ENTRANCE HALL

Single radiator with thermostat, mains connected smoke alarm, recessed ceiling spotlights, wall mounted thermostatic heating controls, laminated wood effect strip flooring and built-in cupboard with light point, electrical consumer board and the gas meter. Doors to the Living Room/Dining Area and Kitchen, Principal Bedroom, Bedroom Two and Bathroom.

LIVING/DINING AREA & KITCHEN

7.06 x 6.58 narrowing to 3.68 (23'2" x 21'7" narrowing to 12'1")



A large open-plan room featuring double opening French doors and two windows allowing for plenty of natural light.



LIVING/DINING AREA



Recessed ceiling spotlights with two dimmer switch controls, two double radiators with thermostats, television and satellite aerial points, telephone intercom entry system, laminated wood effect strip flooring, space for sofas, space for dining table and chairs, laminated wood effect strip flooring, double glazed window and double glazed double opening French doors with 'Juliet' style balcony.

KITCHEN AREA



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed cabinets with laminated worktops. Inset single bowl stainless steel sink unit and separate drainer with chrome mixer tap and feature splash-back. Fitted four-ring gas hob with stainless steel splash-back, chimney style extractor above and built-in Indesit electric fan assisted oven and grill. Under-cupboard spotlighting, integrated hotpoint washing machine, space for tall fridge freezer, recessed ceiling spotlights, wall cupboard housing an 'Intergas Rapid 22' combination condensing gas central heating boiler, tiled floor and double glazed window.

PRINCIPAL BEDROOM

4.04 x 3.63 (13'3" x 11'11")



Double glazed window, two ceiling light points and double radiator with thermostat. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

2.11 maximum x 1.65 (6'11" maximum x 5'5")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Bristan Pisa shower, glazed shower screen and folding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, fitted wall mirror and glass shelf, electric shaver point, recessed ceiling spotlights, double glazed window, tiled floor and chrome ladder style towel radiator.

BEDROOM TWO

3.63 x 2.59 (11'11" x 8'6")



Double glazed window, two ceiling light points and single radiator with thermostat.

BATHROOM

2.21 x 2.08 (7'3" x 6'10")

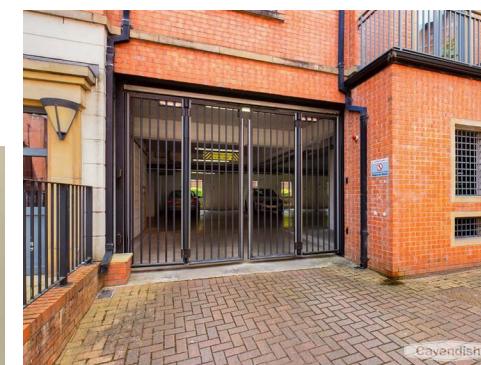


Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash basin with mixer tap; and low level dual-flush WC. Part-tiled walls, fitted wall mirror and glass shelf, electric shaver point, recessed ceiling spotlights, tiled floor and chrome ladder style towel radiator.

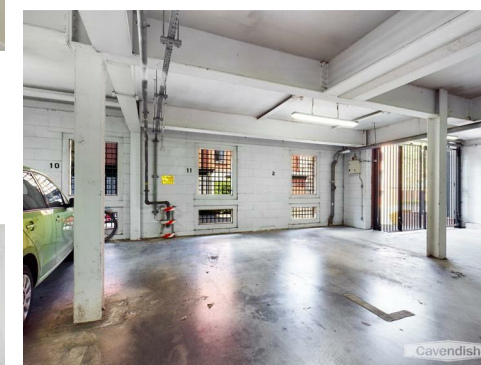
OUTSIDE



Lincoln House visitor parking is available. These visitor bays may only be used in conjunction with a permit specifically for use in this parking area. There is a secure ground floor car park with an allocated parking space (No.11).



SECURE PARKING



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 and Lincoln House will be found on the right hand side. To approach the car park turn right into the development. Follow the road around the corner to the right. The gated entrance to the Lincoln House car park will be found ahead of you.

TENURE

* Tenure - Leasehold, with a 999 year lease commencing on 1 January 2005.

* The Service Charge for 12 months from July 2025 is £2,864. Water charges are in addition to the service charge.

* Ground Rent - Currently £75.00 per annum (with a review every 25 years from January 2005).

* The Square, Chester (RTM) Co Ltd is a 'Right To Management' Limited company formed by the leaseholders of the development. It has a board of owner directors chosen by members and The Square is managed on their behalf by managing agents Paramount Estate Management - Tel: 01244 565900.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENTS NOTES

* The Square now has the benefit of Full Fibre broadband speeds via Hyperoptic Full Fibre.

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

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/David.adams@cavendishrentals.co.uk

*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.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.