

# Town & Country

Estate & Letting Agents

Chedworth House, Chester

Asking Price £69,950



Located within a vibrant city centre location, Chedworth House, which itself forms part of 'The Square' development, close to the main Chester railway station and popular nightspots found along the Shropshire Union Canal which is a stone's throw away. Studio apartment being sold under the Discount for Sale property scheme, providing the opportunity for a buyer to acquire a 100% ownership but at 30% discounted rate (for which certain eligibility criteria exists and interested parties need to apply to the Council to be assessed).

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
info@townandcountrychester.com

TEL: 01244 403900

## LOCATION

The Square is conveniently situated on the very edge of the city centre, just off Seller Street, within easy walking distance of the city centre with its wealth of day-to-day amenities. The Grosvenor Park and the River Dee beyond are only moments away as is the Shropshire Union Canal, with the main Chester Railway Station being approximately a five minute walk. The property also has easy access to the M53/M56 motorway network.

## ENTRANCE HALL

With a built in store cupboard off housing the gas combination boiler. Doors off open to the studio living space and to the bathroom.



## STUDIO LIVING SPACE

16'8" x 15'8"

With two windows facing the front elevation, two radiators, intercom receiver and fitted with a range of wall and base units with work surface over housing s stainless steel single drainer sink unit with mixer tap and tiled splash backs. Space for a cooker and fridge, plumbing for a washing machine.



## BATHROOM

8'6" x 5'10"

Installed with a white suite comprising a panelled bath with a shower extension and protective screen over, a low level WC, wash hand basin, partially tiled walls and a chrome heated towel rail.

## TENURE

Managed by Matthews

Service/Maintenance Charge - £730.62 every 6 months

Ground Rent - TBC

Tax Band A - £1374

Tenure - Leasehold

Any interested parties need to ensure they are eligible to purchase:

Affordable Housing Team

Cheshire West and Chester Council

Tel: 0151 356 6410 (Ext 66410)

Email:

[affordablehousing@cheshirewestandchester.gov.uk](mailto:affordablehousing@cheshirewestandchester.gov.uk)

Location: Civic Way Offices ground

floor, Ellesmere Port

Visit:

[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

## SERVICES

The agents have not tested the appliances listed in the particulars.

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

## TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

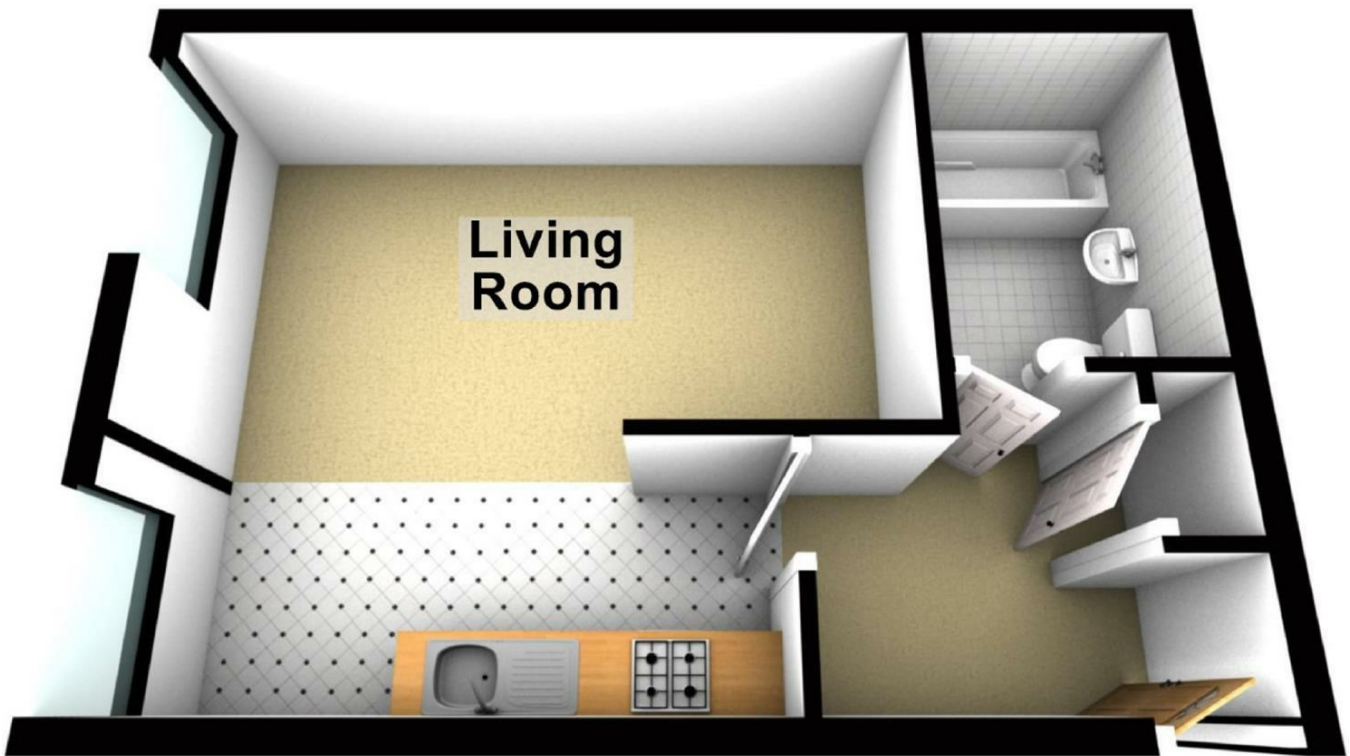
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**





## Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 