

# Town & Country

Estate & Letting Agents

Saddlery Way, Chester

Offers In Excess Of £70,000



A modern, two bedroom ground floor apartment close to the City Centre. The accommodation has UPVC double glazing and comprises: a modern open-plan kitchen area with living room, balcony, two double bedrooms and bathroom. This property has the advantage of an allocated parking space.

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

TEL: 01244 403900





## DESCRIPTION

50% Shared ownership. This beautifully presented, two bedroom, ground floor apartment is located within easy walking distance of Chester city centre and next to the renowned race course. The property comprises: a modern kitchen/dining/living room with double glazed windows overlooking the front elevation, two double bedrooms the principle benefitting from fitted wardrobes, a family bathroom and allocated parking.

## LOCATION

The property is situated within walking distance of the City centre which provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. Tesco's supermarket is also within comfortable walking distance of the property which is well placed for easy commuting to all surrounding area and buses run at frequent intervals into Chester. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

## ENTRANCE HALL

Containing an electrical heater, a built-in cupboard, housing a water tank, doors off to the through living, dining kitchen, to both bedrooms, and to the bathroom.



## KITCHEN/LIVING/DINING ROOM

25'10 x 11'0

fitted with a range of white woodgrain affect wall base and drawer units complimented by chromium handles. Apple worksurface space houses, stainless steel single drainer sink unit with a mixer tap and tiled splashback's. Integrated appliances include an oven, hob and stainless steel extractor hood and there is space for a tall, fridge, freezer and plumbing for washing machine. In the living/dining area or two electrical heaters, window to the side elevation, and full length window to the rear elevation.

## BEDROOM ONE

13'4 x 9'8

A double aspect room with a window to the side, window to the rear elevation and an electric wall heater.



## BEDROOM TWO

9'4 x 8'10

Bedroom two with a full length window to the rear elevation and an electric water heater.



## BATHROOM

6'6 x 6'0

Bathroom installed with a modern white three-piece suite which comprises a

panel bath with a mixer tap and shower extension along with a protective glass screen, there is a dual flush, low-level WC and pedestal wash and basin. The walls are partially tiled and there is an extractor fan fitted within the ceiling.

## TENURE

The property is 50% Shared Ownership, however 100% is available to purchase. The charges for 2023-2024 are as follows:

From the 1st of April 2023 charges are calculated on a 50% shared basis

NET RENT: £62.42

SERVICE CHARGE: : £28.97

MUIR ADMIN FEE: £5.32

TOTAL WEEKLY RENT: £96.71

TOTAL MONTHLY RENT: £420.24

Anyone wanting to purchase has to be eligible and have funds available. If you wish to apply for this property you will need to apply to the Help To Buy Government Website: Affordable housing.

Any prospective purchasers will have the possibility of purchasing 100%. Once 100% of the property is purchased it will become a Freehold property.

To Register and complete a shared ownership application form:

You need to register with the Help to Buy agent in the area of England you want to live.

You can then sign into your account on the Help to Buy agent website and complete a shared ownership application form. This is also called an affordable Home Ownership application' form.

It usually takes about 10 minutes to complete the form. You can do this online or call to ask for a paper form through the post.

The agent will then confirm if you're eligible for the scheme.

North:

<https://www.helptobuyagent1.org.uk/applying-for-shared-ownership/>

Register and apply for shared ownership in the north.

## 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.

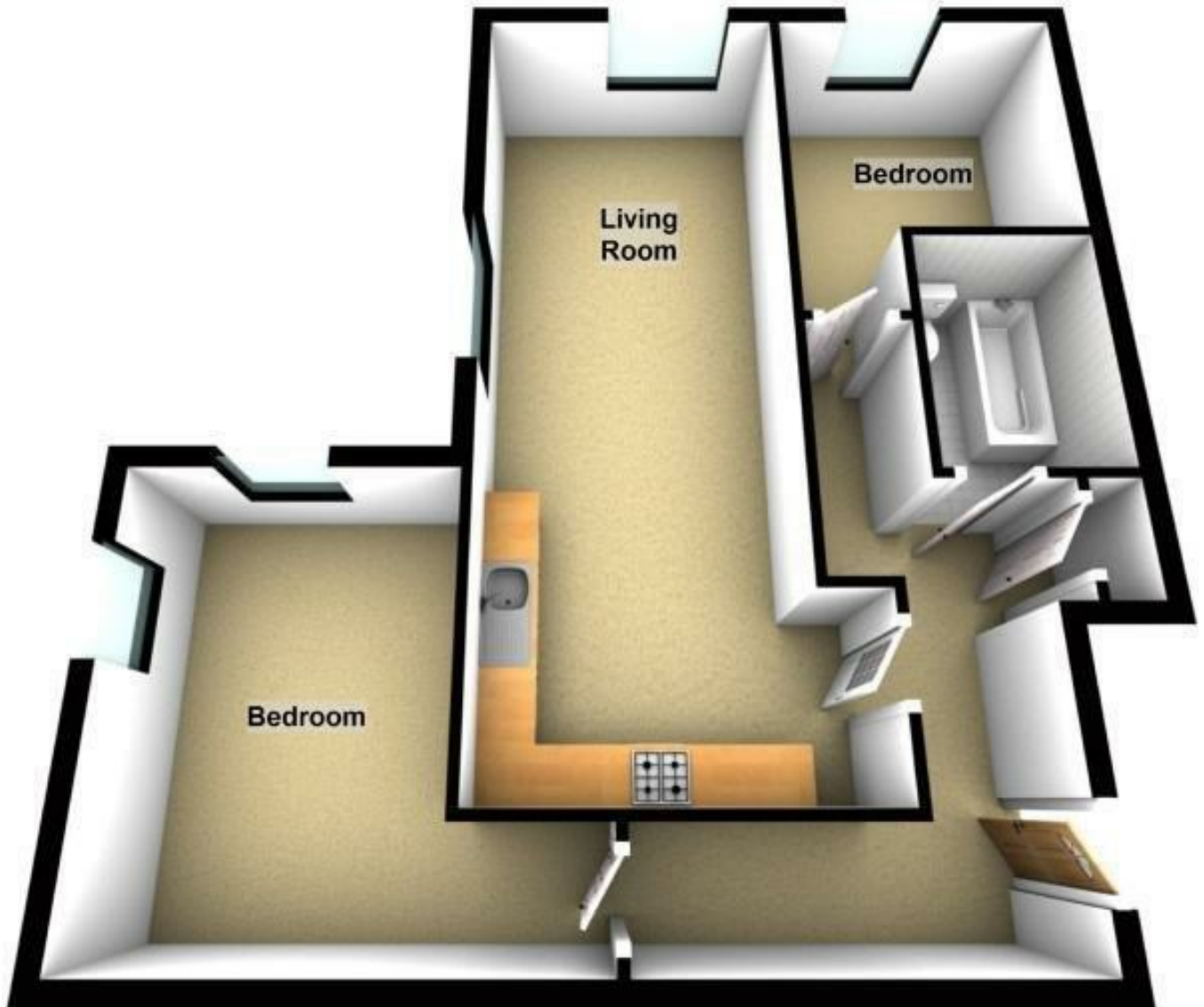
## TO SUBMIT AN OFFER


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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		75	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.