

Town & Country

Estate & Letting Agents

Saddlery Way, Chester

£63,000



50% Shared Ownership | Benefitting from an allocated parking space., this beautifully presented, modern, two-bedroom ground-floor apartment a stone's throw from the City Centre. Featuring UPVC double glazing, a modern open-plan kitchen area with a living room, balcony, two double bedrooms and a bathroom.

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DESCRIPTION

50% SHARED OWNERSHIP | This beautifully presented two-bedroom ground-floor apartment is ideally situated within walking distance of Chester city centre and adjacent to the renowned racecourse. The property features a modern open-plan kitchen, dining, and living area fitted with double-glazed windows overlooking the front elevation. It offers two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a stylish family bathroom, and allocated parking.

LOCATION

Situated adjacent to the renowned Chester Racecourse and a short walk from the city centre, there are a wealth of shops and restaurants available to suit every taste, as well as leisure facilities including the Northgate Arena and Total Fitness Centre. The property is well placed for easy commuting to all surrounding areas 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

The entrance hall is fitted with an electric heater and features a built-in cupboard housing the hot water tank. Doors lead off to the open-plan living, dining, and kitchen area, both bedrooms, and the bathroom.



KITCHEN/LIVING/DINING ROOM

25'10 x 11'0

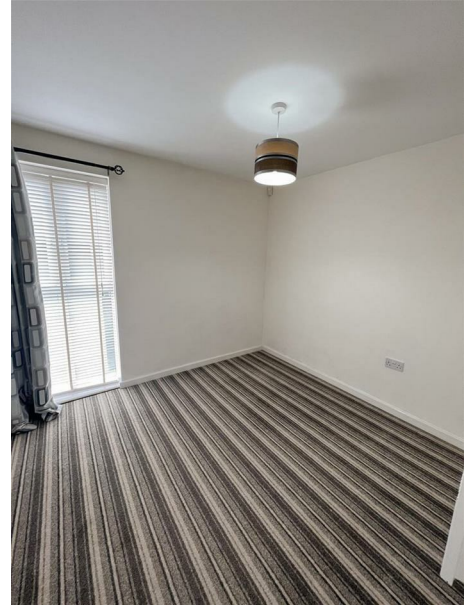
The kitchen features a range of off-white woodgrain-effect wall, base, and drawer units, all accented with chromium handles. Generous work surfaces incorporate a stainless-steel single drainer sink unit with a mixer tap and tiled splashbacks. Integrated appliances include an oven, hob, and stainless-steel extractor hood, with designated space for a tall fridge-freezer and plumbing for a washing machine. The living/dining area is equipped with two electric heaters, a side-facing window, and a full-length window at the rear, allowing for ample natural light.



BEDROOM ONE

13'4 x 9'8

A double-aspect room with windows to the side and rear elevations, as well as an electric wall heater.



BEDROOM TWO

9'4 x 8'10

Featuring a full-length window to the rear elevation and an electric water heater.





BATHROOM

6'6 x 6'0

The bathroom features a contemporary white three-piece suite, including a panel bath with a mixer tap, shower extension, and protective glass screen. It also includes a dual-flush, low-level WC and a pedestal washbasin. The walls are partially tiled, and an extractor fan is installed in the ceiling.

SERVICES

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

Council Tax: Band C - £1,994.36

CHARGES FOR 2026:

Monthly Rent and Fees: £433.00

*Calculated on a 50% shared basis

50% Shared Ownership with 100% available to purchase.

Government Shared Ownership scheme:

<https://www.gov.uk/shared-ownership-scheme>

Do I qualify?

- Is your income less than £80,000 per year?
- Are you unable to purchase a home outright on the open market?
- Do you think you can pay for a share – usually with a mortgage?
- Do you have some savings to cover the costs of solicitor fees and a deposit?
- We will give priority to purchasers leaving the armed forces.
- Sometimes you may need a local connection to the area where you wish to purchase.
- You may not have a legal interest in another property at the time your purchase completes.

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently

verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

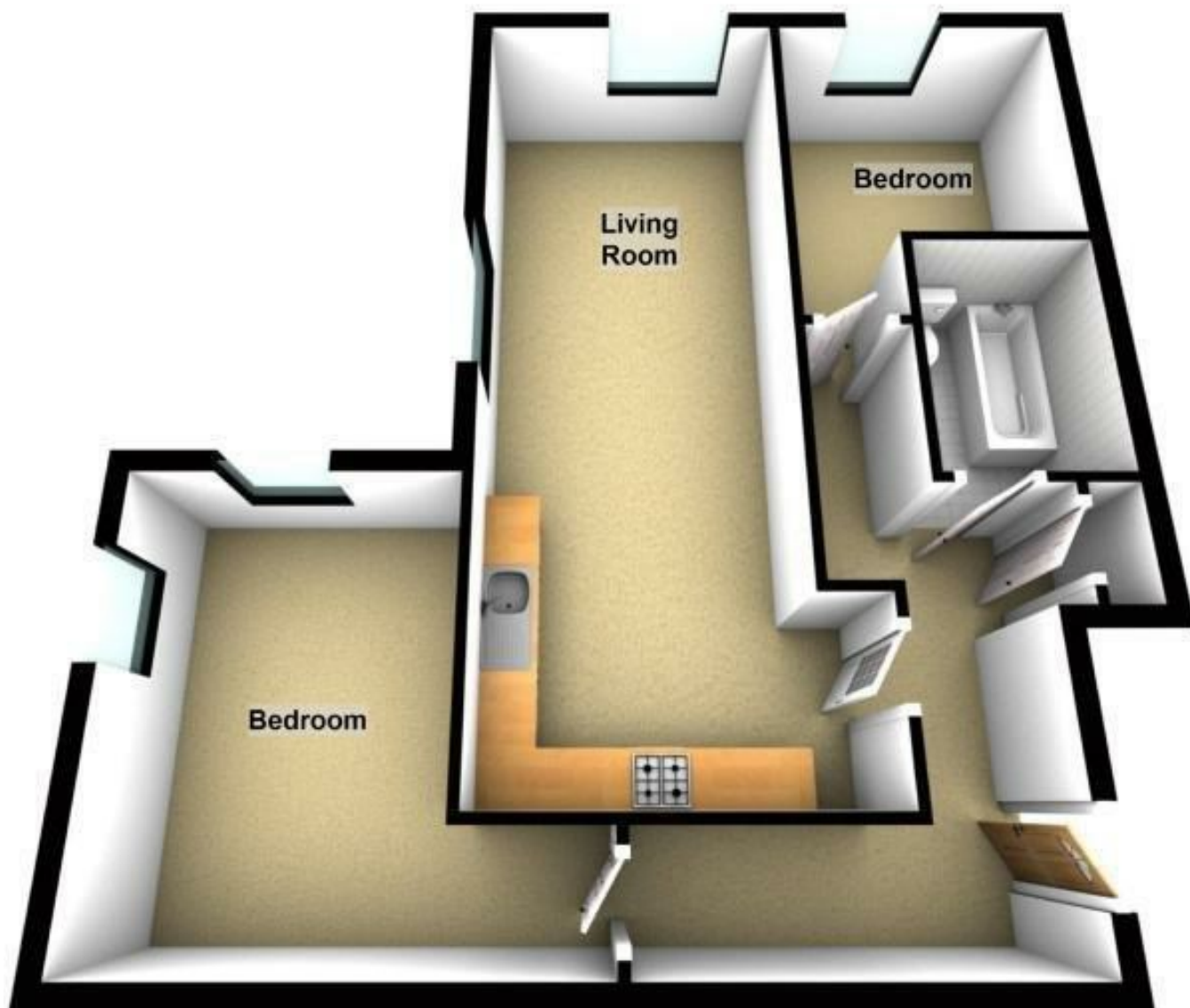
The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor



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		
	75	82
England & Wales		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.