

Town & Country

Estate & Letting Agents

Saddlery Way, Chester

Offers In The Region Of £97,500



This two-bedroom apartment is available under a 60% shared ownership scheme, making it an excellent opportunity for first-time buyers or those looking to downsize.

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DESCRIPTION

Located on the ground floor of this modern development just a stones throw from Chester racecourse and the River Dee with wealth of amenities and easy access to the city centre this 60% shared ownership apartment is also available to be stair cased up to the full 100%. This amazing apartment also benefits from UPVC double glazing along with electric wall heaters and comprises a vestibule, a T shaped entrance hall offering access to an open plan kitchen/dining/living room to two double bedrooms and into a bathroom. Externally located to the side of the development is an allocated off-road parking space.



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.

VESTIBULE

5'6 x 3'4

Entered through a private entrance door from the communal hallway, the vestibule features a wall-mounted intercom system and a woodgrain-effect internal door leading into the reception hall.

RECEPTION HALL

14'3 x 10'2

A T-shaped entrance hall with woodgrain-effect doors leading to an airing cupboard housing the pressurised hot water cylinder, the open-plan living area, both bedrooms, and the bathroom.

OPEN PLAN LIVING ACCOMODATION

22'6 x 9'8

The kitchen area is fitted with a range of light woodgrain-effect wall, base, and drawer units, complemented by chrome handles. Work surfaces incorporate a stainless steel single drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, electric hob, and stainless steel extractor hood. There is space and plumbing for both a washing machine and a dishwasher. The sitting area features an electric wall heater, a front-facing window, and a UPVC double-glazed door.



KITCHEN



LIVING AREA



BEDROOM ONE

13'0 x 9'0

With an electric wall heater and a window facing the front elevation.



BEDROOM TWO

12'3 x 9'5

Includes a small window and a UPVC double-glazed door, both facing the front elevation. Also features an electric wall heater and a built-in wardrobe/storage cupboard with lighting.



BATHROOM

6'3 x 5'6

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and shower extension, a low-level WC, and a pedestal wash basin. Additional features include an extractor fan, partially tiled walls, and woodgrain-effect laminate flooring.

SERVICES TO PROPERTY

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

Council Tax: Band C - £2088.99

Tenure: leasehold 999 Years from the commencement date.

Service charge is £104.29 per month

Insurance charge of £23.12 per month.

Rent Payable: £71.91 per week

Available to be stair cased up to 100% ownership

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

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

MORTGAGE SERVICES

Town & Country Estate Agents 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.

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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

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.

