

# Town & Country

Estate & Letting Agents

Cambrian View, Whipcord Lane

No Onward Chain £87,500



A well-presented second-floor studio apartment, ideally located within walking distance of Chester city centre, perfect as a lock-up-and-go or convenient city base. The compact, well-designed accommodation offers open-plan studio living, incorporating a kitchen area, living space and bedroom, along with a separate shower room. Externally, the property benefits from off-road parking and access to an attractive seating area with lawn and tiered shrub gardens below.

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## DESCRIPTION

Nestled in the charming area of Cambrian View this delightful second-floor studio apartment offers a perfect blend of comfort and convenience. With one reception room that seamlessly combines the living area and kitchen, this space is designed for modern living. The apartment features a separate shower room, ensuring privacy and functionality. This thoughtful layout maximises the use of space, making it an excellent choice for individuals or couples seeking a low-maintenance lifestyle. One of the standout features of this property is the allocated parking space, a rare find in such a central location. Situated within walking distance of Chester city centre, this apartment is perfectly positioned for those who wish to enjoy the vibrant culture, shopping, and dining options that the city has to offer. Whether you are looking to explore the historic streets or indulge in local cuisine, everything is just a short stroll away. This studio apartment presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its prime location and practical amenities, it is a property not to be missed.



## LOCATION

Cambrian View occupies an elevated position on Whipcord Lane, enjoying far-reaching views towards the Welsh hills while remaining within

comfortable walking distance of Chester city centre. The location offers the perfect balance of peaceful surroundings and convenient access to amenities.

Chester is renowned for its historic character, including the iconic Chester Rows, the medieval Chester City Walls and the picturesque River Dee. The city provides an extensive range of independent boutiques, high street retailers, cafés, restaurants and leisure facilities.

The studio apartment is also well placed for transport connections, with easy access to the main road network including the A55 and M53, linking to Liverpool, Manchester and North Wales. Chester Railway Station offers regular mainline services to London, Liverpool and Manchester, making the apartment particularly attractive for commuters or those seeking a convenient city base. Overall, Cambrian View combines elevated views, city convenience and excellent connectivity in one highly desirable location.



## DIRECTIONS

From our Chester branch, head South on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268. Turn left onto Watergate Street/A548, continue to follow A548, turn right onto South View road, turn left onto Whipcord Lane. The apartment will be located within the building on the right-hand side.



## COMMUNAL HALL WAY



## LIVING ROOM /KITCHEN/BEDROOM 13'2 x 12'0

With a wonderful, far-reaching view towards the Cambrian Mountains over the rooftops, the main living area is fitted with a remote-controlled electric wall heater and a fitted kitchenette featuring light wood-grain effect wall, base, and drawer units, with space for a fridge below. The work surface houses a stainless steel single-drainer sink unit with a tiled splashback. A door opens to the shower room.





## SHOWER ROOM

6'6 x 3'2

Installed with a white three-piece suite comprising a quarter shower enclosure with electric shower, a dual-flush low-level WC, and a wash hand basin. The walls are partially tiled, and there is an electric heated towel rail and extractor fan.



## EXTERNALLY

Externally, the property benefits from its own off-road parking space. There is also an external seating area, with lawn and shrub gardens tiered below.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
Tenure: Leasehold: 999 years from 2023.  
Service Charge: £1,326.46 (including Water Rates) per annum.  
Council Tax: Band A  
The management company is a limited company Chester Heights Limited.  
Chester Heights Limited is the sole owner of the freehold land and property.  
The 18 apartments are shareholders within the company. On entering this

purchase of shares, it is proposed that you receive 1 share on the completion or the apartment sale. Each flat of which there are 18 in the block will have an identical allocation. The purchaser of the share is to be in the same individuals or company entity that is/are registered at HMLR as owner of the relating flat.

Upon completion of the share sale management of the property be retained in-house and carried out by Cheshire Land Projects (CLP). Service

## 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.**

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	