

# Town & Country

Estate & Letting Agents

New Crane Street, Chester

No Onward Chain £54,950



A well-presented ground-floor apartment offered on a 75% shared ownership basis, ideally located close to Chester city centre, the River Dee, and local amenities. The apartment features a private entrance hall, a bright open-plan kitchen/living area, a spacious double bedroom with built-in wardrobes, and a modern bathroom. There is also the opportunity to purchase two off-road parking spaces, a rare find in this urban setting.

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## DESCRIPTION

An ideal opportunity for a first time buyer or a prospective purchaser wanting to join the property ladder. This apartment is located within Chester city and has all amenities within the surrounding area. Well presented throughout, the light and spacious accommodation offers a private entrance hall, a bright open-plan kitchen/living area, a spacious double bedroom with built-in wardrobes and a white modern suites. Benefiting from double glazing, electric heating and no onward chain. There is also the opportunity to purchase two allocated parking spaces by separate negotiation.



## LOCATION

The Wharf offers excellent city-centre living location in Chester, combining the convenience of modern urban living with access to some of the city's most historic and attractive surroundings. Residents can enjoy easy walking access to the renowned Chester City Walls, Eastgate Clock, the Roman Amphitheatre, canal-side walks, and the vibrant city centre. The area benefits from excellent connectivity, being close to Chester Bus Interchange and Chester Railway Station, while also offering convenient access to the M53, M56 and A55 road networks for travel across the North West and North Wales. This combination of heritage, amenities, walkability, and transport links makes CH1 4HZ a highly desirable location for

professionals, commuters, and those seeking a well-connected city lifestyle.

## 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. The Wharf will be located on the Left.

## COMMON ENTRANCE HALL

The communal entrance hall features residents' postboxes, a window to the side elevation, and stairs leading to the upper-floor apartments. A door provides access to the private entrance hall of the subject property.



## PRIVATE ENTRANCE HALL

The entrance door opens into a private hallway with wood-effect laminate flooring. Doors lead to a cloaks/storage cupboard, an airing cupboard, the bathroom, the kitchen/living area, and the bedroom. An electric wall-mounted heater is also fitted.



## KITCHEN/LIVING SPACE

15'4" x 8'2"

A bright open-plan room with a double-glazed window to the front elevation, wood-effect laminate flooring, and an electric wall heater. The kitchen is fitted with a drawer units with stainless steel handles and complementary work surfaces. With additional space and plumbing for a washing machine to be added.





## BEDROOM

15'4" x 7'2"

A spacious double bedroom with, Wood-effect laminate flooring, Electric wall heater, Double-glazed window to the front elevation and having two built in wardrobes one with hanging space and the other side with shelving



## BATHROOM

7'10" x 6'0"

The bathroom is fitted with a modern white suite comprising, Panelled bath with mixer tap and shower attachment with Glass shower screen. Along side a Dual-flush low-level WC.

Additional features include, Partially tiled walls, Ceramic tiled flooring, Electric heated towel rail, Wall-mounted high gloss cabinet and an Extractor fan.



## PARKING

The owners also own two allocated parking spaces, numbered 17 and 18, which may be purchased separately at £5,000 per space.

## SERVICES TO PROPERTY

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

Tenure: Leasehold - 126 years remaining (150 years term from 1st January 2002)

Council tax, band B - £1928.27 (single person £1446.20)

Monthly rent to Sanctuary housing - £189.71

Monthly service charge to Managing Estates - £104.66

PLEASE NOTE: THIS PROPERTY FALLS UNDER CHESTER COUNCILS AFFORDABLE HOUSING ELIGIBILITY SCHEME.

ANYONE LOOKING TO PURCHASE MUST MEET THE COUNCILS BUYING CRITERIA TO BE ELIGIBLE TO PURCHASE THIS PROPERTY.

## ARRANGE A VIEWING

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

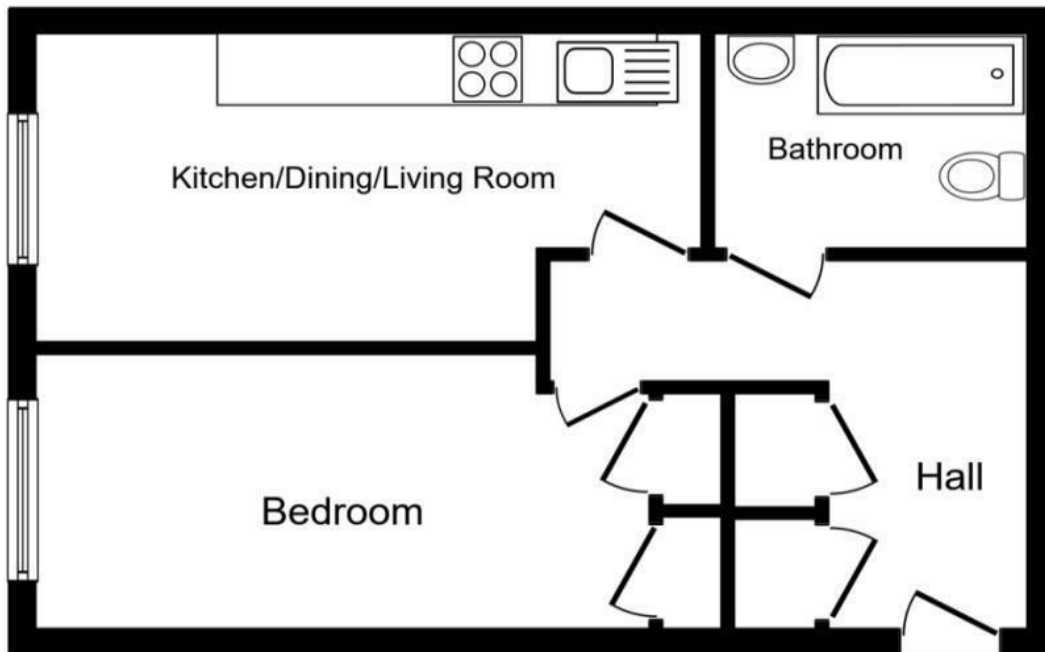
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.



**Floor Plan**

Total floor area 39.0 sq. m. (420 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	