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The Square, Chester

Asking Price £69,950









Offering easy access to the city centre and just a short stroll from the Shropshire Union Canal, this well-presented studio apartment benefits from double glazing and gas central heating. The accommodation briefly comprises an entrance hall with a large storage cupboard, a spacious bathroom fitted with a three-piece suite, and a generous open-plan living space with fitted wall and base kitchen units and two windows overlooking the front elevation.

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DESCRIPTION

The property is part of 'Affordable Housing Scheme' with Cheshire West and Chester Council and is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. Located within easy walking distance of Chester city centre and Chester railway station, this conveniently situated Second floor-floor apartment benefits from double glazing, a telephone intercom entry system and has gas fired central heating. The accommodation briefly comprises of a communal entrance hall, private entrance hall, main living space with an open-plan kitchen, living & bedroom area, and a spacious modern bathroom. The property also has the advantage of being eligible to apply for the residents' parking scheme, which is in operation within the area.



LOCATION

The apartment is situated within a convenient residential area of Chester, offering easy access to the historic city centre, which provides an extensive range of shopping, leisure and cultural amenities. Chester is renowned for its picturesque Rows, cathedral, racecourse and riverside walks, together with a wide selection of cafés, restaurants, bars and independent retailers. Everyday amenities are available nearby, including cafes, convenience stores, supermarkets, healthcare facilities and leisure centres. The picturesque Shropshire Union Canal is just a short walk away, providing attractive waterside walks and cycling routes. The area is well served by public transport, with regular bus services connecting to Chester city centre and surrounding districts. Chester Railway Station offers direct services to Liverpool, Manchester, Crewe, Birmingham, North Wales and London Euston, making the city an excellent base for commuters. Road communications are equally convenient, with easy access to the A55 North Wales Expressway, the A483 and the M53 motorway, providing links to the wider North West and North Wales. For education, the city offers a range of well-regarded primary and secondary schools, together with the University of Chester. Recreational opportunities are plentiful, including Grosvenor Park, the River Dee, Chester Racecourse and a variety of sports and fitness facilities. Overall, the location combines the convenience of city living with excellent transport links and access to a wealth of local amenities and recreational facilities.

DIRECTIONS

From the Chester branch head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268, turn right onto Foregate Street/A5268. Continue to follow A5268, continue straight onto St Oswalds Way/A5268. At the roundabout, take the 3rd exit and stay on St Oswalds Way/A5268. Turn left onto Seller Street and then turn right onto The Square, turn right to stay on The Square, turn left and the apartment will be located on the left.

COMMUNAL ENTRANCE

The apartment is situated on the second floor and is accessed via a staircase from the communal entrance.

HALL

Private entrance hall with doors leading to the main living area, the bathroom, and a built-in storage/cloaks cupboard housing the gas meter, consumer unit, and wall-mounted gas combination boiler.



MAIN LIVING SPACE

16'1 x 15'4

Fitted with light wood-grain effect kitchen units with work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback. There is space for a cooker, along with space and plumbing for a washing machine. An extractor fan is set within the ceiling. Two windows face the front elevation, and there is a radiator.







BATHROOM

8'2 x 5'6

A generously sized bathroom fitted with a three-piece white suite comprising a panelled bath with an electric shower and glazed shower screen over, a dual-flush low-level WC, and a pedestal wash hand basin. The floor is tiled, the walls are partially tiled, and there is a chrome heated towel rail and an extractor fan set within the ceiling.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Leasehold: 999 year lease from construction.
The Service charge is competitive at £144.00

per month. £1728 per annum. Which includes estate maintenance, ground rent, buildings insurance and water charges.
Council Tax Band: A
70% shared Ownership via The Affordable Housing Scheme.
Potential purchasers will have to make an application via Cheshire West and Chester council, to ensure you qualify to purchase.
Affordable Housing Scheme - The property is part of 'The Affordable Housing Scheme' with Cheshire West and Chester Council. The scheme is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. In addition, the property can also only be sold to purchasers who meet the eligibility criteria. The criteria is designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy.

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.

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.

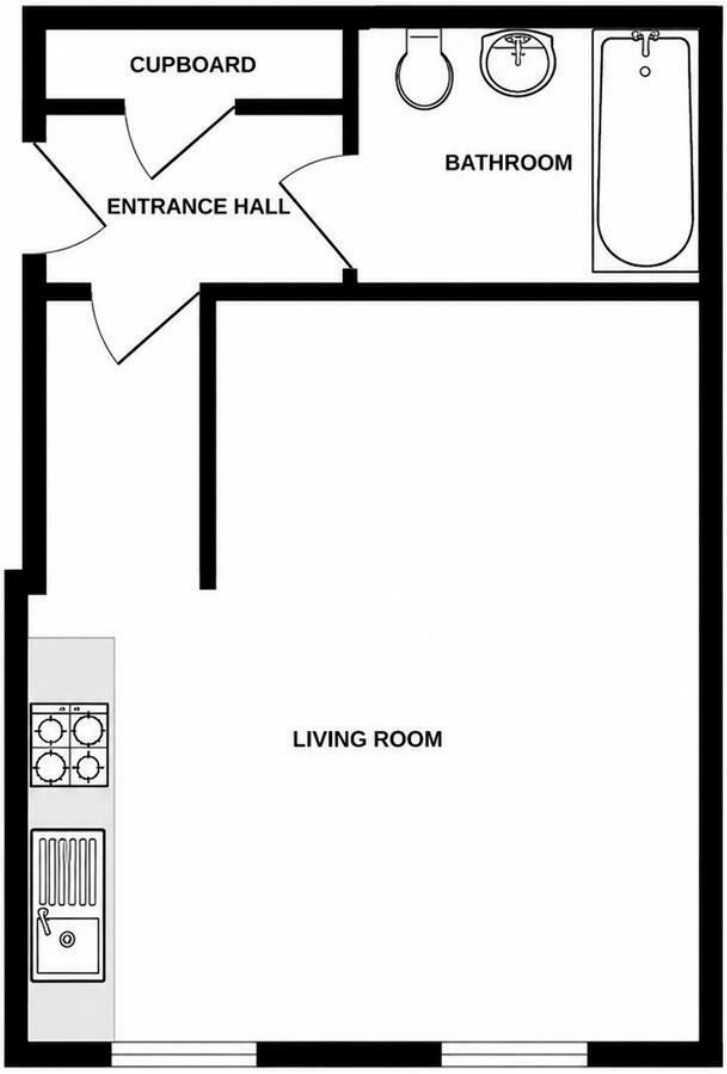
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

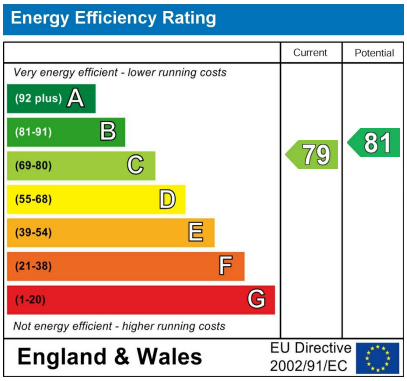
Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

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

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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 most 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.