Town & Country
Estate & Letting Agents

Neptune Street, Chester

30% Shared ownership £51,000









AN OPPORTUNITY TO PURCHASE 30% SHARED OWNERSHIP of this modern one-bedroom apartment, built by Taylor Wimpey in 2023 and situated within the popular Kings Moat Village development. Offering well-proportioned accommodation, a separate home office, a private rear garden, two allocated parking spaces and attractive views towards the Welsh hills, this property is ideally suited to first-time buyers and professionals seeking contemporary living.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

Neptune Street, Chester

Town&Country
Estate & Letting Agents

DESCRIPTION

Built by Taylor Wimpey in 2023, this well-presented one-bedroom apartment, offers modern living in a convenient and peaceful setting. A brilliant opportunity to purchase 30% shared ownership. The property benefits from attractive views towards the Welsh hills, including Moel Famau, and comprising an entrance hall, first-floor landing, open-plan kitchen and living room, separate home office, spacious bedroom and en-suite shower room. The open-plan kitchen and living area provides a bright space, with contemporary pale grey fitted units, integrated Zanussi appliances and ample room for both relaxing and dining. The separate office is a particularly appealing feature, offering an ideal space for home working, with the flexibility to be used as a utility room. The bedroom benefits from direct access to the en-suite shower room. Externally, the property boasts a private lawned rear garden, accessed via side-gate complete with a wooden storage shed and space for wheelie bins, providing a pleasant outdoor area to enjoy. There are also two allocated parking spaces, together with additional visitor parking. Further benefits include gas central heating, fibre broadband connectivity, Ethernet points and useful storage throughout. To check your eligibility please visit sage homes https://www.sagehomes.co.uk/find-a-home/shared-ownership/am-i-eligible/



LOCATION

Situated within the popular Kings Moat Garden Village development, Neptune Street enjoys a modern residential setting approximately two miles south of Chester city centre. Nearby amenities include local shops, cafés, schools and green open spaces, with Westminster Park and Handbridge offering further facilities close by. Chester city centre provides an extensive range of shops, restaurants, leisure facilities and historic attractions, including the famous Rows and River Dee. The property is well placed for commuters, with convenient access to the A55 and wider motorway network, regular bus services and Chester railway station, which offers connections to Liverpool, Manchester and London. Combining contemporary surroundings, convenient transport links and nearby walking and cycling routes, the location is ideal for professionals and first-time buyers alike.

DIRECTIONS

From our Chester branch, head south towards St Olave Street and turn right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road (A483), then take the first exit at the next roundabout onto Wrexham Road (A483), following signs for North Wales and Wrexham. Continue along the A483 before turning right onto Roman Crescent, then right onto Moat Lane. Turn right onto Neptune Street, where the property will be located by it's for sale sign.



GROUND FLOOR ENTRANCE HALL

6'6" m x 5'6" m

Accessed via a black composite front door, the entrance hall provides a welcoming introduction to the property. The hall features grey carpeting, white-painted walls and ceiling, a radiator, pendant light fitting and useful under-stairs storage. There is also a metal consumer unit, fibre broadband access point and Ethernet sockets, making the property particularly suitable for those working from home. A smoke alarm is fitted, and stairs lead to the first-floor landing and living accommodation.



FIRST-FLOOR LANDING

6'6" m x 8'10" m

The spacious landing features white-painted walls, ceiling and woodwork, grey carpet, a radiator and a white UPVC window to the front aspect, enjoying attractive views towards the Welsh hills, including Moel Famau. A smoke alarm is fitted, and doors lead to the bedroom and open-plan kitchen and living room.





OPEN-PLAN KITCHEN AND LIVING ROOM

17'4" m x 16'4" max

The bright and well-proportioned open-plan kitchen and living room enjoys views towards the Welsh hills through a white UPVC window. The living area features grey carpeting, a radiator, a stylish mocha-coloured feature wall, white-painted walls and ceiling, and a pendant light fitting.

The kitchen area is finished with grey wood-effect vinyl flooring and a range of pale grey wall and base units, complemented by light grey marble-effect laminate worktops and a contemporary grey patterned splashback. Integrated appliances include a Zanussi fridge-freezer, Zanussi single electric fan oven, four-ring gas hob and extractor hood. Further features include a one-and-a-half-bowl stainless-steel sink with mixer tap, stainless-steel splashback behind the hob and space for a washing machine. There is also room for a dining table, while a rear-facing window provides views over the garden.

Additional features include a four-spot chrome light fitting above the kitchen area, a heating thermostat and a heat alarm.



SEPARATE OFFICE

5'10" m x 6'6" m

Leading off the kitchen, the separate office provides a versatile space ideal for home working. The room benefits from a rear-facing white UPVC window, radiator and Ethernet points, alongside white-painted walls, ceiling and woodwork. Grey wood-effect vinyl flooring continues from the kitchen, creating a cohesive finish.

The room also houses an Ideal Logic gas combination boiler and could alternatively be used as a small utility room or separate dining area.



EN-SUITE SHOWER ROOM

3'0" x 9'6" m

The en-suite comprises a white Roca close-coupled WC and pedestal wash basin with chrome mixer tap, together with a three-foot shower tray and thermostatic shower. The shower enclosure is fully tiled in soft grey tiles, with matching half-height tiling around the basin and WC. Light grey tile-effect vinyl flooring complements the overall finish.

Further features include a radiator, white UPVC window with opaque glazing, shaver socket, ceiling extractor fan and bathroom light fitting.



BEDROOM

8'6" m x 12'5" m

The spacious bedroom enjoys views towards the Welsh hills through a white UPVC window and features grey carpeting, a radiator, pendant light fitting and white-painted walls, ceiling and woodwork. Loft access provides additional useful storage, while a door leads directly into the en-suite shower room.





EXTERNALS

Buff-coloured paving slabs lead to the front entrance, with communal lawned areas bordered by black estate fencing. The property benefits from a private lawned rear garden, accessed via side gate offering space for outdoor seating and the storage of wheelie bins, together with a wooden storage shed.
There are two allocated parking spaces, along with additional visitor parking.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council tax: Band A
Tenure: leasehold
From the 20/12/23, 122 years remaining
Service charge, ground rent and rent to sage: £369.14 per calendar month
To check your eligibility please visit sage homes https://www.sagehomes.co.uk/find-a-home/shared-ownership/am-i-eligible/

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900.
Viewings are strictly by appointment via our Chester branch.

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.

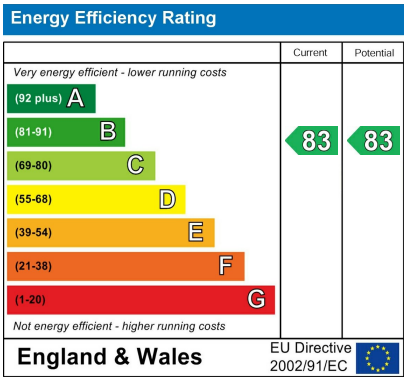
Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

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

Town & Country
Estate & Letting Agents

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com
TEL: 01244 403900





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.