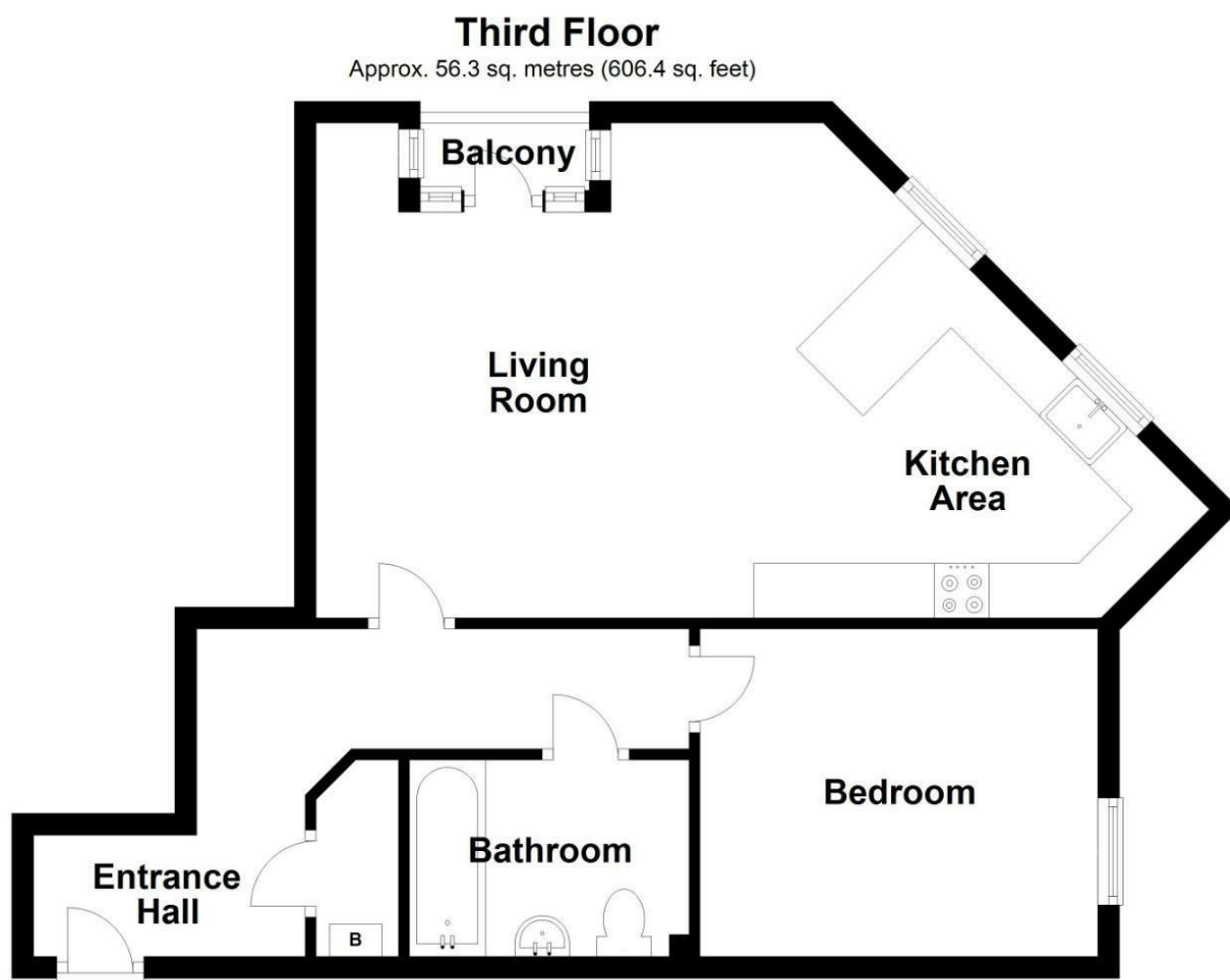
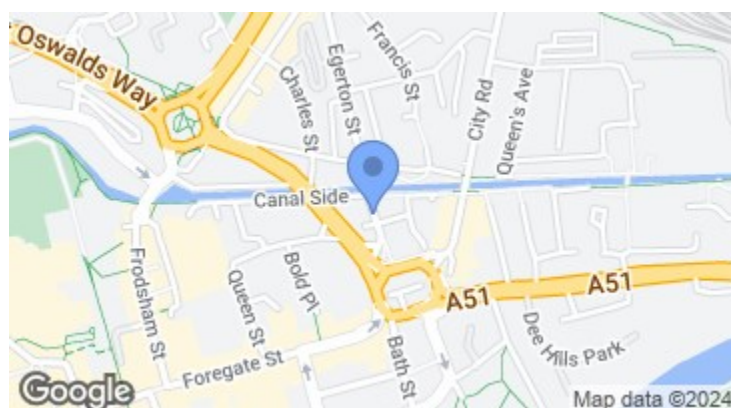


16 Corbridge House Seller Street, Chester, CH1 3AN



Total area: approx. 56.3 sq. metres (606.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



16 Corbridge House Seller Street
Chester,
CH1 3AN

Offers In The Region Of
£155,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

* SECURE BASEMENT CAR PARKING SPACE * VIEWS OVER CANAL * CLOSE TO CITY CENTRE, CANAL & RAILWAY STATION. A one bedroom third floor apartment forming part of a prestigious development ideally situated alongside the Shropshire Union Canal and within a short walk of both the city centre and the Chester Railway Station. The accommodation briefly comprises: communal entrance hall with stair and lift access, entrance hallway with boiler cupboard, open-plan living room/kitchen with French door leading out onto a small balcony, bedroom and bathroom. The property benefits from double glazed windows, gas central heating and an intercom entry system. There is also the advantage of an underground car parking space.



www.cavendishproperties.co.uk

LOCATION



The Square' is a prestigious development by David Wilson Homes which is ideally located alongside the Shropshire Union Canal and within walking distance of Chester city centre, the Chester Railway Station and the recently opened bus interchange. Chester city centre provides a wealth of shops, restaurants to suit every taste, and leisure facilities including the Northgate Arena and The Mill House Hotel and Spa. The River Dee is a pleasant walk away, providing lovely walks, boating and other leisure pursuits, and the Grosvenor Park is also nearby. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network and Manchester Airport.

APPROXIMATE DISTANCES

Chester Station 0.4 miles, Chester Business Park 2.5 miles, Deeside Industrial Estate 9 miles, Wrexham 13 miles, Warrington 21 miles, Crewe 23 miles, Liverpool 20 miles, Liverpool Airport 24 miles, Manchester Airport 33 miles, Manchester 40 miles.

(Source - RAC Routeplanner)

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance door with intercom entry system, communal lighting, individual letter boxes, staircase and lift access to the upper floors and down to the basement car park.

THIRD FLOOR

Door with security peephole to Entrance Hall.

ENTRANCE HALL



Recessed ceiling spotlights, mains connected smoke alarm, single radiator with thermostat, burglar alarm control pad, thermostatic heating controls, and laminate wood strip flooring. Doors to the living room/kitchen, bedroom, bathroom and storage cupboard,

STORAGE CUPBOARD

Wall mounted Glow Worm 24CXI combination condensing gas fired central heating boiler, light point, electrical consumer board, gas meter, and double power point.

LIVING/KITCHEN

7.62m max x 4.55m max (25' max x 14'11" max)



KITCHEN



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated work surfaces incorporating a breakfast bar area. Inset single bowl stainless steel sink unit with separate drainer, chrome mixer tap and tiled splashback. Fitted four-ring gas hob with stainless steel splashback and extractor above, built-in electric fan assisted oven and grill, integrated washing machine, and space for fridge/freezer. Two double glazed windows with views across the Shropshire Union Canal, recessed ceiling spotlights, extractor, and tiled floor,

LIVING AREA



Recessed ceiling spotlights with dimmer switch controls, double radiator and single radiator with thermostats. laminate wood strip flooring, TV FM and satellite aerial points, telephone point, telephone intercom entry system, and double glazed French door with double glazed windows leading out onto a small balcony,

BALCONY



With metal railing and views across the Shropshire Union Canal.

BEDROOM

3.66m x 3.02m plus recess (12' x 9'11" plus recess)



Double glazed window, two ceiling light points, and single radiator with thermostat.

BATHROOM

2.57m x 1.80m (8'5" x 5'11")



White suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted Bristan mixer shower and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Wall tiling to bath and shower area, tiled floor, electric shaver point, chrome ladder style radiator, fitted wall cupboards, recessed ceiling spotlights, and extractor.

BASEMENT CAR PARK



There is a basement car park with an allocated parking space No.65.

DIRECTIONS

From the Agent's office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed across, passing the Northgate Arena, and at the next roundabout continue straight across. Shortly before the next roundabout turn left into Seller Street. Then take the turning right into The Square and Corbridge House will be found on the left hand side. To approach the basement car park turn right into the development and at the T junction turn right again. The gated entrance will then be located after a short distance on the right hand side.



TENURE

* Tenure - Leasehold. Remainder of 999 year lease from Jan 2002.
* Service Charge - £3240.74p per year (2024). Payable half yearly Dec/June.
* Ground Rent - £175.00 per annum, payable half yearly. (2023).

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council.

AGENTS NOTES

* Services - we understand that mains electricity, water, gas and drainage are connected.
* The Square, Chester (RTM) Co Ltd is a 'Right To Management' Limited company formed by the leaseholders of the development. It has a board of owner directors chosen by members and The Square is managed on their behalf by managing agents Matthews of Chester Block Management. Email: blocks@matthewsofchester.com Tel: 01244 346226

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW