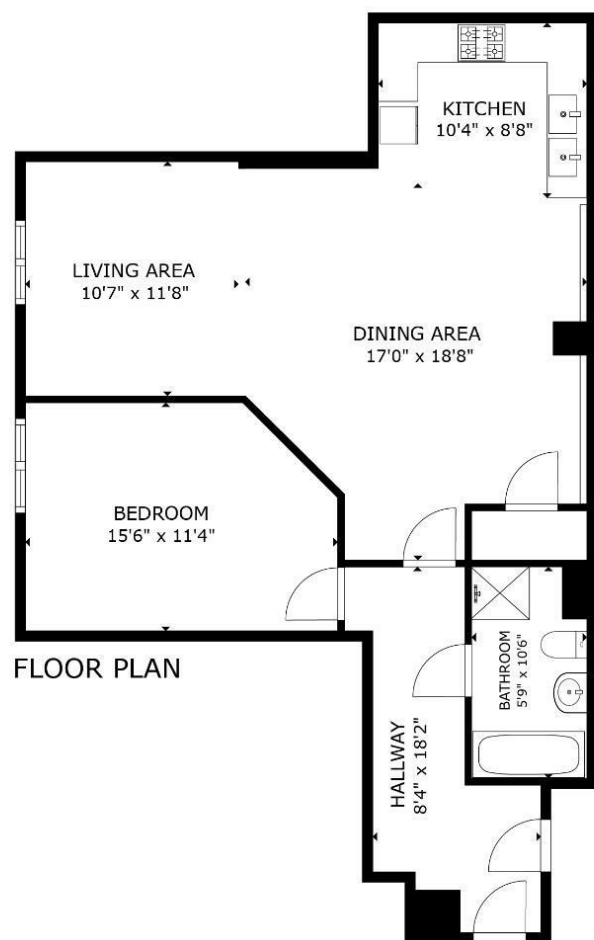
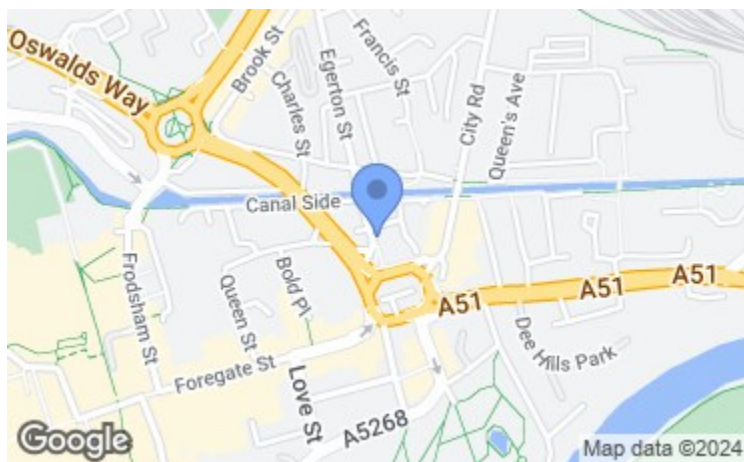


3 Corbridge House Seller Street, Chester, CH1 3AN



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 857 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**3 Corbridge House Seller Street**  
Chester,  
CH1 3AN

**£180,000**

\* SECURE BASEMENT CAR PARKING SPACE \* LARGER THAN AVERAGE ONE BEDROOM APARTMENT \* CLOSE TO CITY CENTRE, CANAL & RAILWAY STATION. A larger than average one bedroom ground 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: entrance hallway with built-in storage cupboard, impressive open-plan living room/dining area and kitchen, bedroom and bathroom with separate shower. 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. If you are looking for a spacious apartment, close to the city, then we would strongly urge to view.

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

**Cavendish**  
ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



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**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)

**COMMUNAL ENTRANCE HALL**

Communal entrance door with intercom entry system, communal lighting and individual letter boxes.

Ground Floor: Door with security peep hole to the apartment.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**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

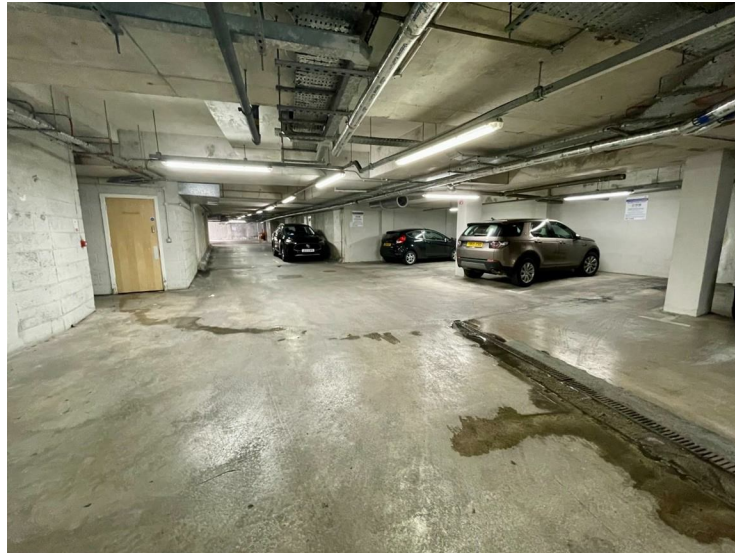
**VIEWING**

By appointment through the Agents Chester Office 01244 404040

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

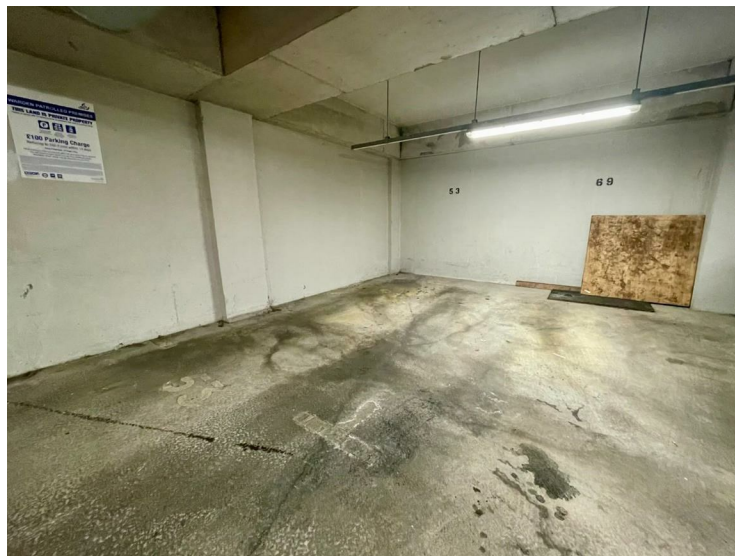
PS/PMW

## BASEMENT CAR PARK



There is a basement car park with an allocated parking space No. 53. There is lift access available to the communal hallway and stairs which lead to a separate door next to the main entrance to Corbridge House. Visitor parking is available.

## ALLOCATED PARKING SPACE



## 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 - £3,395.50p per year (2024). Payable half yearly Dec/June. (2024 - Jan to June £1697.75, and July to December £1697.75).

\* Ground Rent - £75.00 per annum, payable half yearly. (2024).

## COUNCIL TAX

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

## AGENT'S 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 First Port Property Services e: [help@firstport.co.uk](mailto:help@firstport.co.uk) t: 0333 321 4080.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## ENTRANCE HALL



Recessed ceiling spotlights, mains connected smoke alarm, single radiator, laminate wood strip flooring, and thermostatic heating controls. Doors to the living room/dining area and kitchen, bedroom, bathroom and store room.

## STORE ROOM

2.11m x 0.71m (6'11" x 2'4")

Ceiling light point, electrical consumer board, telephone point, and gas meter.

## LIVING/DINING/KITCHEN

8.48m max x 8.18m max (27'10" max x 26'10" max)



Large open-plan living room/dining area and kitchen.



## LIVING AREA



Double glazed window, recessed ceiling spotlights with dimmer switch controls, double radiator, BT Openreach master socket, television, satellite and FM aerial points, and laminate wood strip flooring.

## DINING AREA



Recessed ceiling spotlights with dimmer switch controls, double radiator with thermostat, laminate wood strip

flooring, ample space for large dining table and chairs, and telephone intercom entry system. Door to boiler cupboard.

tiled floor.



shower attachment; pedestal wash hand basin with mixer tap; low level dual-flush WC; and tiled shower enclosure with Bristan mixer shower, glazed shower screen and folding glazed door. Part-tiled walls being fully tiled to the bath and shower area, tiled floor, chrome ladder style towel radiator, recessed ceiling spotlights, extractor, and electric shaver point.

### THE SQUARE



### GATED ENTRANCE TO CAR PARK



### BOILER CUPBOARD

1.73m x 0.79m (5'8" x 2'7")

Housing a wall mounted Glow Worm 24CXI combination condensing gas fired central heating boiler.

### BEDROOM

4.67m max x 3.45m (15'4" max x 11'4")



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

### KITCHEN



### BATHROOM

3.10m x 1.78m (10'2" x 5'10")



White suite comprising: panelled bath with mixer tap and

Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed wall cabinets with laminated worktops. Inset single bowl stainless steel sink unit and separate drainer with chrome mixer tap. Wall tiling to work surface areas with under-cupboard spotlighting. Fitted four-ring Electrolux gas hob with chimney style extractor above, and built-in Electrolux gas oven and grill. Integrated Electrolux washing machine, plumbing and space for dishwasher, space for tall fridge/freezer, recessed ceiling spotlights with dimmer switch controls, mains connected heat alarm, ceiling extractor, and