

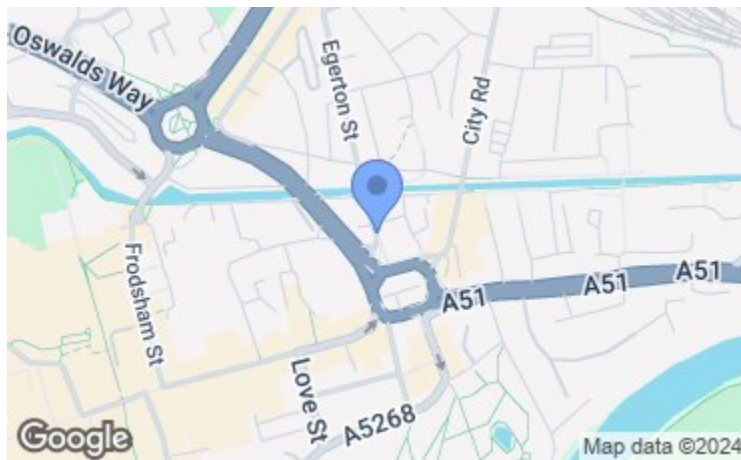
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,111 sq.ft.
TOTAL : 1,111 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
ESTATE AGENTS



| 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 ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

14 Corbridge House Seller Street

Chester,
CH1 3AN

£235,000

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 Estate Agents Ltd.

* SECURE BASEMENT CAR PARKING SPACE * LARGER THAN AVERAGE TWO BEDROOM APARTMENT * CLOSE TO CITY CENTRE, CANAL & RAILWAY STATION. A larger than average two 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: entrance hallway with feature glass block internal wall, impressive open-plan living room/dining area and kitchen, useful utility room, bedroom one with en-suite shower room, bedroom two 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.



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.

THE SQUARE

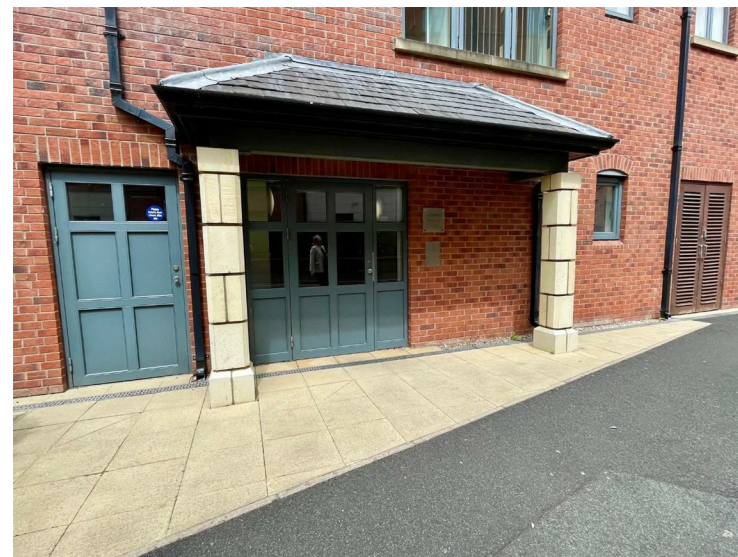


APPROXIMATE DISTANCES:

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:



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 - £3,508.98 per year (2024). Payable half yearly Dec/June. (2024 - Jan to June £1754.49, and July to December £1754.49).

* Ground Rent - £175.00 per annum, payable half yearly at £87.50 x 2. (2024).

COUNCIL TAX

* Council Tax Band E - 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 First Port Property Services e: help@firstport.co.uk t: 0333 321 4080.

* The apartment has a burglar alarm installed.

* The Worcester boiler was installed in December 2015 and was recently serviced in February 2024.

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.

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.

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.

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

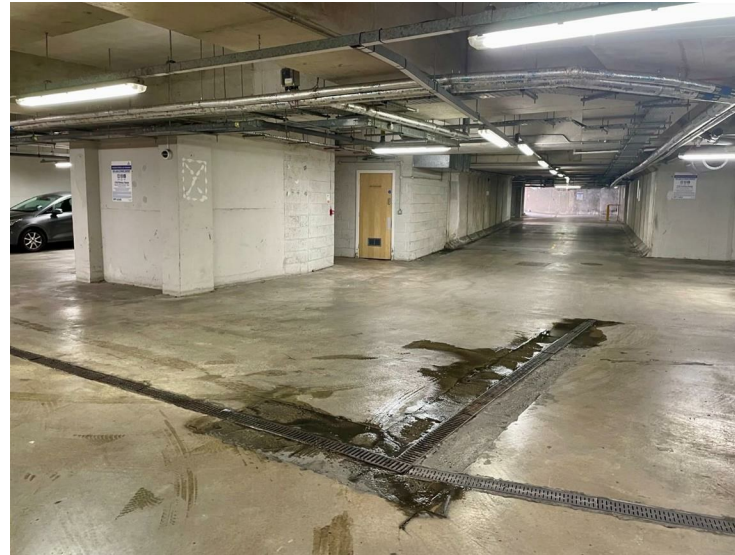
FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

THE SQUARE



BASEMENT CAR PARK



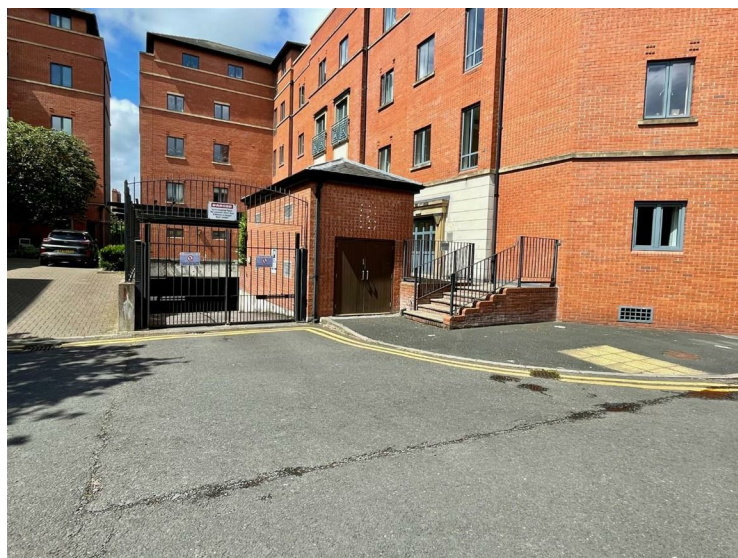
COMMUNAL HALL



LIVING ROOM/DINING AREA & KITCHEN
7.80m max x 7.65m max (25'7" max x 25'1" max)

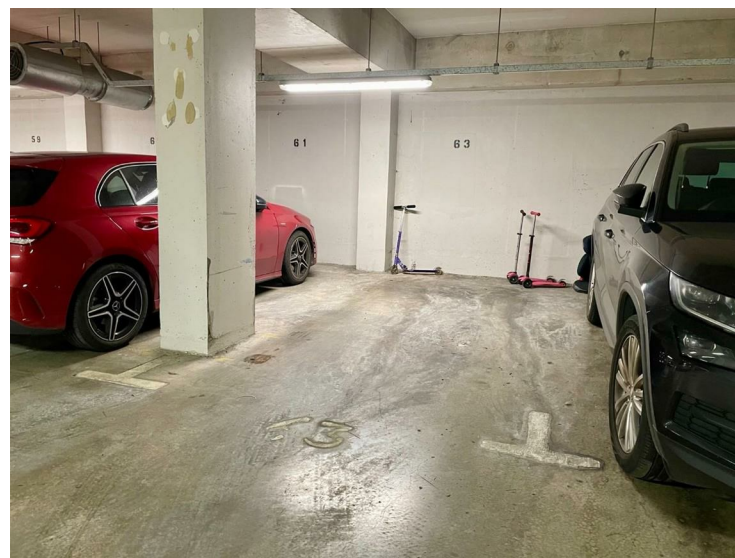


GATED ENTRANCE TO CAR PARK



There is a basement car park with an allocated parking space No. 63. 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. There is also a room in the basement housing the electric meters.

ALLOCATED CAR 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

Communal entrance door with intercom entry system, communal lighting and individual letter boxes. Staircase and lift access to the upper floors.

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

ENTRANCE HALL



Burglar alarm control pad, laminate wood strip flooring, recessed ceiling spotlights, mains connected smoke alarm, double radiator with thermostat, thermostatic heating controls, and feature curved glass block internal wall. Doors to the living/dining/kitchen, bedroom one, bedroom two and bathroom.

LIVING AREA



Recessed ceiling spotlights with dimmer switch controls, telephone intercom entry system, telephone point, double radiator with thermostat, television, satellite and FM aerial point, feature curved glass block internal wall, and double glazed French doors with double glazed side windows leading out onto a small balcony.

BALCONY



With metal railings.

DINING AREA



Recessed ceiling spotlights with dimmer switch control, single radiator with thermostat, laminate wood strip flooring, space for dining table and chairs, and built-in boiler cupboard housing a Glow Worm Ultracom 230CXI combination condensing gas fired central heating boiler.

KITCHEN



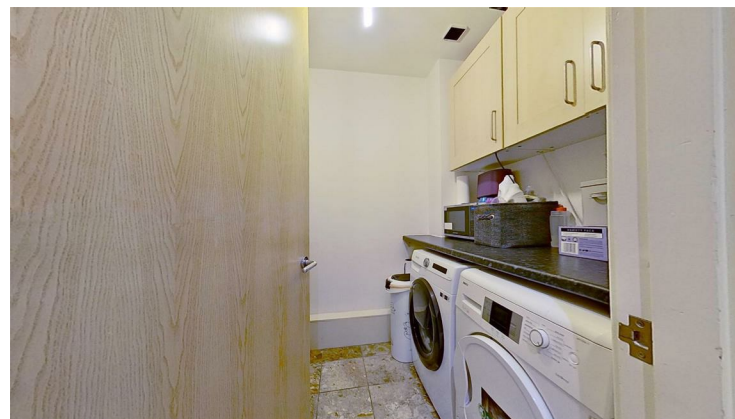
Fitted with a modern range of base and wall level units incorporating drawers, cupboards and glazed cabinet with laminated granite effect worktops. Inset single bowl stainless steel sink unit with chrome mixer tap and separate drainer. Fitted four-ring gas hob with extractor above, built-in Samsung electric fan assisted oven and grill, plumbing and space for dishwasher, space for tall fridge/freezer, tiled floor, recessed ceiling spotlights, and ceiling extractor. Opening to side hall.

SIDE HALL

Recessed ceiling spotlights, single radiator with thermostat, laminate wood strip flooring, burglar alarm control pad, and secondary access door. Door to the utility room.

UTILITY ROOM

1.96m x 1.78m (6'5" x 5'10")



Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, fitted wall cupboards, ceiling light point, gas meter, terrazzo tiled floor, and extractor.

BEDROOM ONE

6.22m max x 2.67m (20'5" max x 8'9")



Double glazed window, two ceiling light points, single radiator with thermostat, telephone point, TV aerial point. Door to en suite shower room



EN-SUITE SHOWER ROOM

3.53m max x 1.52m (11'7" max x 5')



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira Select mixer shower, glazed

shower screen and sliding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, electric shaver point, tiled floor, recessed ceiling spotlights, extractor, and chrome ladder style towel radiator.

BEDROOM TWO

4.70m x 2.41m (15'5" x 7'11")



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

BATHROOM

3.07m x 1.78m (10'1" x 5'10")



Four piece suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; low level dual-flush WC; pedestal wash hand basin with mixer tap; and tiled shower enclosure with Mira Select shower, glazed shower screen and folding glazed door. Part-tiled walls, electric shaver point, recessed ceiling spotlights, extractor, tiled floor, and chrome ladder style towel radiator.