

40 Waters Edge, Chester, CH1 4JQ

**Cavendish**

**ESTATE AGENTS**

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

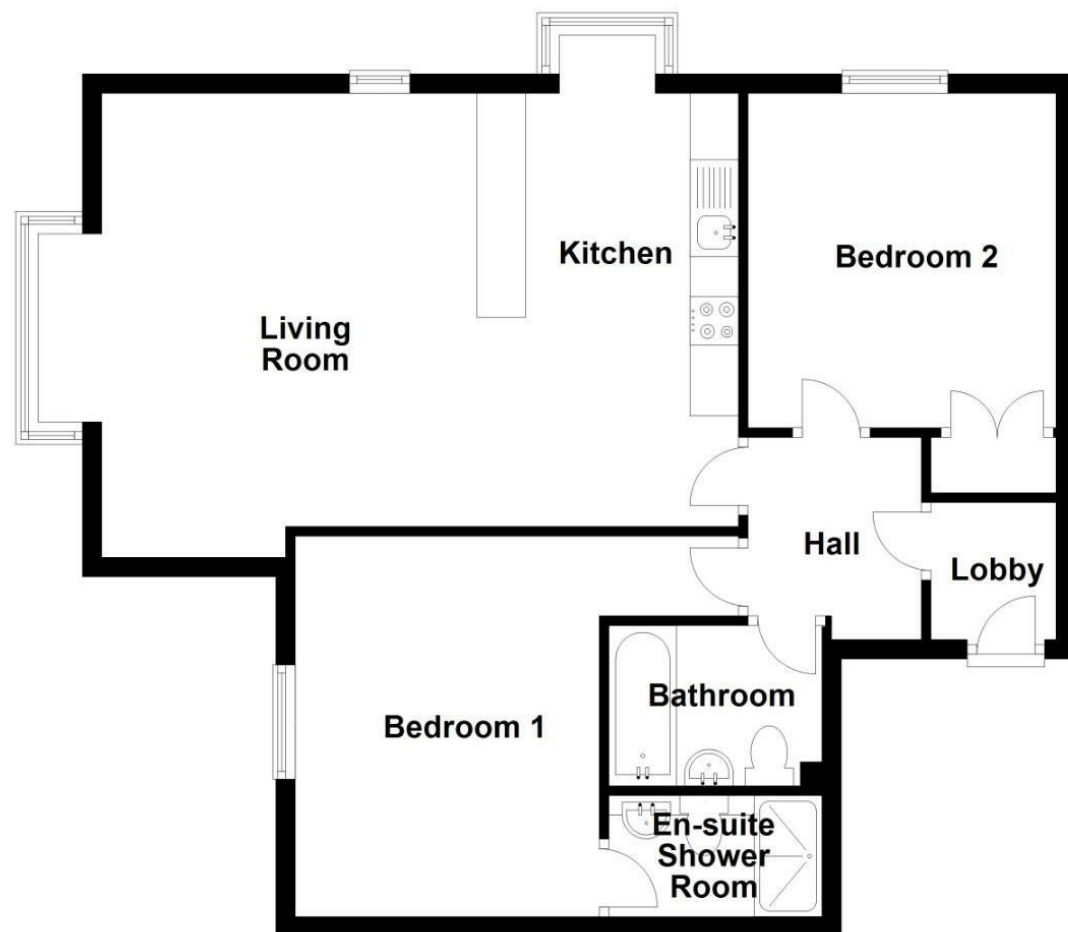
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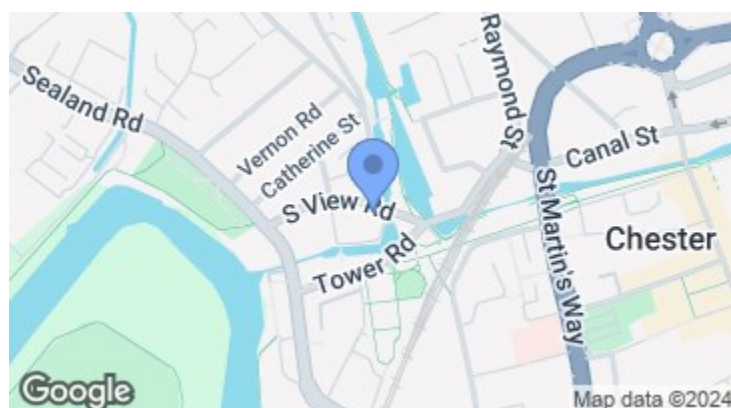
[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**First Floor**

Approx. 70.3 sq. metres (757.0 sq. feet)



Total area: approx. 70.3 sq. metres (757.0 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			
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			
(82 plus) A			
(61-91) 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	



**40 Waters Edge**

Chester, CH1 4JQ

**£175,000**

**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.

\* MODERN GATED DEVELOPMENT CLOSE TO THE CANAL, GREYHOUND RETAIL PARK & CHESTER CITY CENTRE. A larger than average two bedroom, first floor apartment forming part of a gated development located just outside of the city walls of Chester. The accommodation briefly comprises: communal entrance hall with intercom entry system, entrance lobby, hallway, large open-plan living room/kitchen featuring two full height bay windows, principal bedroom with en-suite shower room, bedroom two with built-in wardrobe and bathroom. The property benefits from double glazed windows and has gas fired central heating with a modern energy efficient gas fired central heating boiler. Waters Edge is a small development located off South View Road set around a courtyard with an allocated parking space.



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## LOCATION



The property forms part of small development ideally situated within walking of Chester City Centre and the Greyhound Retail Park which offer a wide variety of shopping facilities, health and fitness centres, tennis club, golf clubs, museums and parks. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

## THE ACCOMMODATION COMPRISES:

## COMMUNAL HALL



Entrance door with intercom entry system and staircase to the upper floors.

## FIRST FLOOR

Door with security peephole to the Entrance Lobby.

## ENTRANCE LOBBY

1.32m x 1.19m (4'4" x 3'11")

Coved ceiling, ceiling light point and electrical consumer board. Door to Hall.

## HALL

Single radiator, coved ceiling, ceiling light point and mains connected smoke alarm. Doors to the kitchen/living room, bedroom one, bedroom two and bathroom.

## KITCHEN/LIVING ROOM

6.53m x 4.39m (21'5" x 14'5")



Open-plan kitchen/living room.

## LIVING ROOM

4.42m x 4.04m plus bay (14'6" x 13'3" plus bay)



Full height double glazed bay window with views towards the canal, double glazed window to side, coved ceiling, ceiling light point and double radiator with thermostat.

## KITCHEN

4.39m plus bay x 2.44m (14'5" plus bay x 8'0")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and a wine rack with laminated wood-effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring Whirlpool gas hob with extractor above and built-in Whirlpool electric fan assisted oven and grill. Integrated fridge, freezer, microwave, Hotpoint washer dryer, and Matsui dishwasher. Wall cupboard housing a Glow Worm Micracom combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, double radiator with thermostat, telephone point, tiled floor, telephone intercom

entry system and full height double glazed bay window with views towards the courtyard.

## BEDROOM ONE

3.96m x 3.20m plus door recess (13' x 10'6" plus door recess)



Double glazed window with views towards the canal, coved ceiling, ceiling light point and single radiator. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

2.24m x 1.22m (7'4" x 4')



White suite comprising: tiled shower enclosure with wall mounted Mira mixer shower, glazed shower screen and glazed door; fitted worktop with semi-inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low level WC with concealed cistern. Recessed LED ceiling spotlights, extractor, single radiator with thermostat, fitted wall mirror, electric shaver point and tiled floor.

## BEDROOM TWO

3.45m x 3.38m (11'4" x 11'1")



Double glazed window overlooking the courtyard, coved ceiling, ceiling light point, single radiator with thermostat and built-in double wardrobe.

## BATHROOM

2.21m x 1.73m (7'3" x 5'8")



White suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment, shower curtain and rail; fitted worktop with semi-inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low level WC with concealed cistern. Ceiling spotlights, extractor, double radiator with thermostat, shaver point, fitted wall mirror, wall tiling to bath and shower area and tiled floor.

## OUTSIDE



Waters Edge is a small development located off South View Road and is approached via a gated entrance which leads to a central courtyard with allocated parking space. Communal bin/recycling store.



## GATED ENTRANCE



## ALLOCATED PARKING SPACE



## DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street and take the turning right after Tower Road into South View Road. Then take the turning right into Earls Port and the gated entrance to the Waters Edge development will be found on the left hand side.

## TENURE

\* Tenure - we are advised that the Tenure is Leasehold, the remainder of a 123 year lease from 2004.

\* Service Charge - we are advised that the service charge is approximately £1,500 per year (2024).

\* Ground Rent - £100 per annum (2024).

\* The management company is Waters Edge (Chester) Ltd.

## COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester.

## AGENTS NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.

\* The property is on a water meter.

## 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.

## 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.

## 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/SC