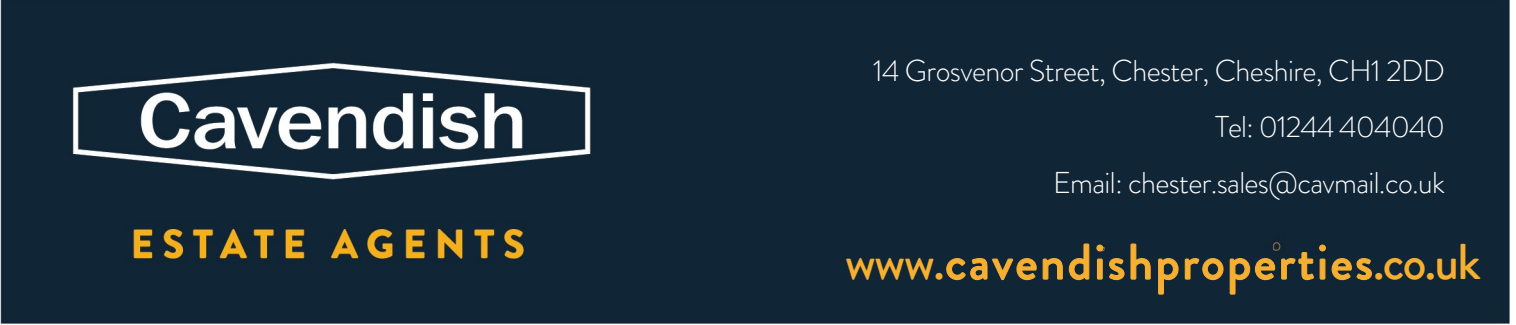


11, Lincoln House The Square, Sella Street, Chester, Cheshire, CH1 3AG

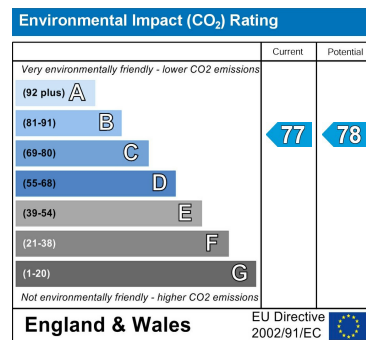


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**Price**  
**£195,000**

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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)

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

COMMUNAL HALLWAY



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

FIRST FLOOR

Door with security peephole to the Apartment.

ENTRANCE HALL

Single radiator with thermostat, mains connected smoke alarm, recessed ceiling spotlights, wall mounted thermostatic heating controls, laminated wood effect strip flooring and built-in cupboard with light point, electrical consumer board and the gas meter. Doors to the Living Room/Dining Area and Kitchen, Principal Bedroom, Bedroom Two and Bathroom.

LIVING/DINING AREA & KITCHEN

7.06 x 6.58 narrowing to 3.68 (23'2" x 21'7" narrowing to 12'1")



A large open-plan room featuring double opening French doors and two windows allowing for plenty of natural light.



LIVING/DINING AREA



Recessed ceiling spotlights with two dimmer switch controls, two double radiators with thermostats, television and satellite aerial points, telephone intercom entry system, laminated wood effect strip flooring, space for sofas, space for dining table and chairs, laminated wood effect strip flooring, double glazed window and double glazed double opening French doors with 'Juliet' style balcony.

KITCHEN AREA



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed cabinets with laminated worktops. Inset single bowl stainless steel sink unit and separate drainer with chrome mixer tap and feature splash-back. Fitted four-ring gas hob with stainless steel splash-back, chimney style extractor above and built-in Indesit electric fan assisted oven and grill. Under-cupboard spotlighting, integrated hotpoint washing machine, space for tall fridge freezer, recessed ceiling spotlights, wall cupboard housing an 'Intergas Rapid 22' combination condensing gas central heating boiler, tiled floor and double glazed window.

PRINCIPAL BEDROOM

4.04 x 3.63 (13'3" x 11'11")



Double glazed window, two ceiling light points and double radiator with thermostat. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

2.11 maximum x 1.65 (6'11" maximum x 5'5")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Bristan Pisa shower, glazed shower screen and folding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, fitted wall mirror and glass shelf, electric shaver point, recessed ceiling spotlights, double glazed window, tiled floor and chrome ladder style towel radiator.

BEDROOM TWO

3.63 x 2.59 (11'11" x 8'6")



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

BATHROOM

2.21 x 2.08 (7'3" x 6'10")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash basin with mixer tap; and low level dual-flush WC. Part-tiled walls, fitted wall mirror and glass shelf, electric shaver point, recessed ceiling spotlights, tiled floor and chrome ladder style towel radiator.

OUTSIDE



Lincoln House visitor parking is available. These visitor bays may only be used in conjunction with a permit specifically for use in this parking area. There is a secure ground floor car park with an allocated parking space (No.11).



TENURE

Understood to be Leasehold - Purchaser's should verify this information via their solicitor.

COUNCIL TAX

Cheshire West and Chester - Tax Band E

SECURE PARKING



AGENT'S NOTES

- \* Council Tax Band E - Cheshire West and Chester.
- \* 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 Paramount Estate Management - Tel: 01244 565900.
- \* Service Charge - The most recent service charge is £2,531 for the period 1st July 2024 to 30th June 2025.
- \* Tenure - Leasehold, with a 999 year lease commencing on 1 January 2005.
- \* Ground Rent - Currently £75.00 per annum (with a review every 25 years from January 2005).
- \* The Square now has the benefit of Full Fibre broadband speeds via Hyperoptic Full Fibre

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena, and at the next roundabout continue straight across. Shortly before the next roundabout turn left in to Seller Street and Lincoln House will be found on the right hand side. To approach the car park turn right into the development. Follow the road around the corner to the right. The gated entrance to the Lincoln House car park will be found ahead of you.

AML

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/David.adams@cavendishrentals.co.uk

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.