

6 Black Diamond Park, Chester, CH1 3ET



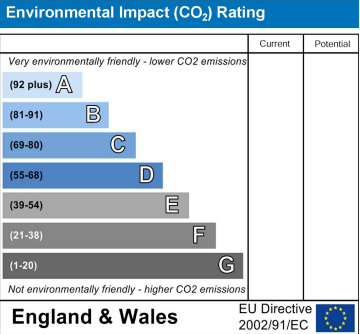
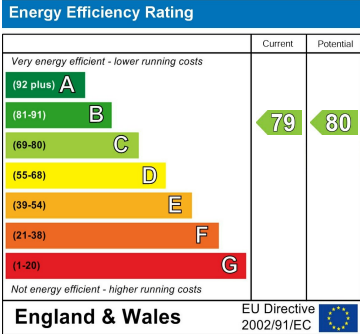
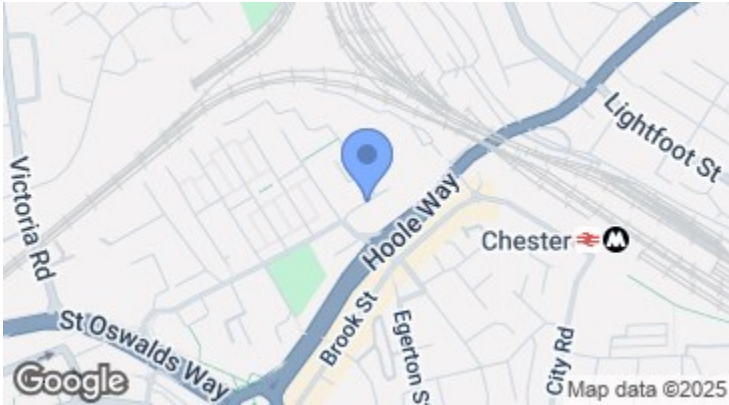
Approximate total area⁽¹⁾
488.36 ft²
45.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



6 Black Diamond Park

Chester,
CH1 3ET

Price
£129,000

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.

This well-presented apartment is the perfect purchase for any first time buyer at 100% ownership with 23% discount applied through the 'Affordable Housing scheme'. Benefitting from gas central heating, UPVC double glazing and an allocated parking space. The property is accessed via a private entrance, and you will instantly appreciate the high standard of finish throughout. All the rooms are well proportioned and perfectly finished with contemporary décor. Chester City Centre is within walking distance and the train station just a stones throw away.



Hallway



The spacious hallway has internal doors leading to the living accommodation, bedrooms and family bathroom.

Lounge/Dining Room

4.39m x 3.44m (14'4" x 11'3")



This room is a great size with plenty of space for both a sofa and dining table. The floor is laid with oak and an opening leads through to the kitchen.



Kitchen

2.25m x 2.30m (7'4" x 7'6")



The kitchen is fitted with a modern arrangement of wall and base units complete with integrated appliances to include an inset sink with side drainer and mixer tap over, four ring electric hob with electric oven under, fridge/freezer, space for a washing machine and dishwasher. There is splash back tiling to the walls and tiled flooring.



Bedroom

2.98m x 2.58m (9'9" x 8'5")



The master bedroom is flooded with natural light via the large window to the front elevation and there is an internal door leading to the ensuite.

En Suite

1.57m x 2.56m (5'1" x 8'4")



The en-suite is fitted with a white three piece suite to include a double width shower cubical, pedestal handbasin and dual flush WC. The walls within the shower cubical are tiled and there is splash back tiling to the sink.

Bedroom

3.60m x 1.79m (11'9" x 5'10")



The second bedroom will accommodate a queen bed and has been decorated to a high standard.

Bathroom

1.90m x 2.08m (6'2" x 6'9")



The family bathroom has been fitted with a white three piece suite to include a side panel bath with both mixer taps and shower attachment over, pedestal hand basin, dual flush WC and there is tiling around the bath to a half height.

Storage Cupboard

0.88m x 1.42m (2'10" x 4'7")



This is a great addition to this apartment, providing plenty of storage space, the room has been fitted with a large cupboard perfect for coats and shoes.

Allocated Parking

One allocated parking soace.

Directions

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right on to Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout and proceed straight across in to St Oswalds Way, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole along Hoole Way and at the traffic lights turn left in to St Anne's Street. After a short distance turn right

into Black Diamond Park where the property will be found on the left hand side.

Council Tax Band

Tax Band B - Cheshire West & Chester

Agent's Notes

- * Services - Mains electricity, water, gas and drainage are connected.
- * Allocated parking space
- * Private entrance

Affordable Housing

This property is designated as a 'Discounted Market Sale Affordable Housing'. Whilst the owner will own 100% of the property, it can only be sold at 77% of the open market value. Prospective buyers need to meet certain criteria and apply for eligibility online through the Cheshire West and Chester website under 'Affordable Homes'. (Please see the 'Agent's Notes' section of these sales details).

Tenure

Leasehold - Term 125 years from 1 January 2008
Monthly service charge, currently £79.12
Ground rent - £65.93
Management company - premier estates.

Anti Money Laundering

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.

Viewing

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

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