

Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



14 The Yonne

Chester,
CH1 2NH

Price
£150,000

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.

THE YONNE IS A PRESTIGIOUS DEVELOPMENT LOCATED WITHIN THE HISTORIC WALLS OF CHESTER. There are a fantastic array of local amenities just a stones throw away yet the development itself is quiet and boasts privacy. There is allocated parking along with visitors spaces and the apartment itself is positioned on the first floor. Throughout the apartment, natural light flows through and every aspect has a wonderful view. The open plan lounge/dining room is a fantastic size and has French doors leading to the hallway. The kitchen is fitted with a quality arrangement of wall and base units along with integrated appliances. A true master suite, bedroom one is serviced by its own ensuite bathroom and there is also a separate WC for guests. Storage is certainly not an issue in this apartment as there is a large cupboard fitted with shelving and with no onward chain, the question is how soon can you move into this wonderful city centre pad?

LOCATION

The property is situated within the City Walls in this quiet location yet within walking distance of Chester City Centre where extensive shopping and leisure facilities are available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Easy access is available to neighbouring centres via the inner ring road which leads to the Chester Southerly By-Pass to Deeside and North Wales together with the M53 providing access to the motorway network. Regular train service from Chester's main station.

THE ACCOMMODATION COMPRISES

PORCH

1.13m x 1.26m (3'8" x 4'1")

With plenty of space for coats and shoe storage and an internal door leads through to the hallway.

HALLWAY

2.23m x 2.29m (7'3" x 7'6")



The hallway has doorways leading to the living accommodation, bathroom and bedrooms. There is a large storage cupboard fitted with shelving, coving to the ceiling, recessed ceiling spotlights, radiator.

OPEN PLAN LOUNGE/DINING ROOM

5.47m x 3.55m (17'11" x 11'7")



The open plan lounge/dining room is flooded with natural light via a walk-in bay window to the front elevation and there are two further windows, coved ceiling, two ceiling light points, two wall mounted light points, two radiators, TV point, telephone point, power points and wood-effect flooring.



KITCHEN

2.06m x 3.45m (6'9" x 11'3")



The kitchen is fitted with a generous arrangement of wood-effect wall and base units with roll worktops. The integrated appliances include a sink and a half with side drainer and mixer tap over, four ring gas hob with electric oven under and concealed extractor fan over, a larder style fridge/freezer and an integrated washing machine. PVC window to the front elevation, recessed ceiling spotlights, multiple power points, splashback tiling and tiled flooring.

BEDROOM ONE

3.16m x 3.45m (10'4" x 11'3")



The master bedroom boasts a fantastic window to three elevations that has a wonderful view of the historic city walls. Central ceiling light point, radiator, power points, telephone point, TV point and internal door leading to the ensuite bathroom.

ENSUITE BATHROOM

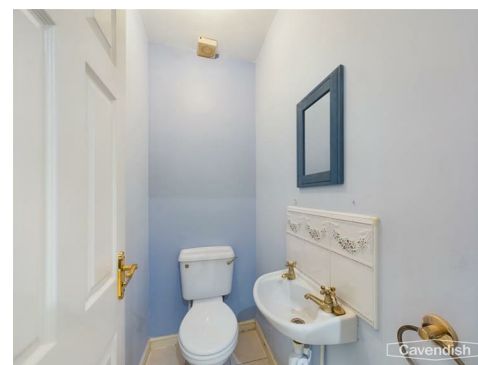
1.84m x 2.08m (6'0" x 6'9")



The ensuite is fitted with a three piece white suite to incorporate a side panelled bath with mixer shower over, a low-level WC and a hand basin set within a vanity unit with storage cupboard under. Part tiled walls, recessed ceiling spotlights, radiator, tiled flooring and wall mounted cupboard with mirrored fronts.

SEPARATE WC

1.56m x 0.92m (5'1" x 3'0")



Fitted with a two piece white suite to include a wall mounted hand basin with splashback tiling and a low-level WC. Central ceiling light point, wall mounted extractor fan, tiled flooring and radiator.

COMMUNAL AREAS

To the exterior of the property there is allocated parking for one vehicle and communal gardens. The property is accessed via a communal staircase and well positioned on the first floor of the development.

DIRECTIONS

From the Agent's Chester office proceed to the roundabout on Grosvenor Street and turn right onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street and at the traffic lights turn right into City Walls Road. Then take the turning right into The Yonne.

AGENTS NOTES

- * Gas central heating
- * Double glazed
- * No onward chain

TENURE

- * Tenure - Leasehold. Term : 999 years from 1 June 2001 Purchaser's should verify this information via their solicitor.
- * Service charge - we are advised that the current service charge is £2300 per year (approximately).
- * Ground Rent - £120 per year

COUNCIL TAX

Cheshire West and Chester - Council Tax Band D

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 Chester Office

By appointment through the Agents
Chester Office 01244 404040

FLOOR PLANS - for identification purposes only, not to scale

CC/SC