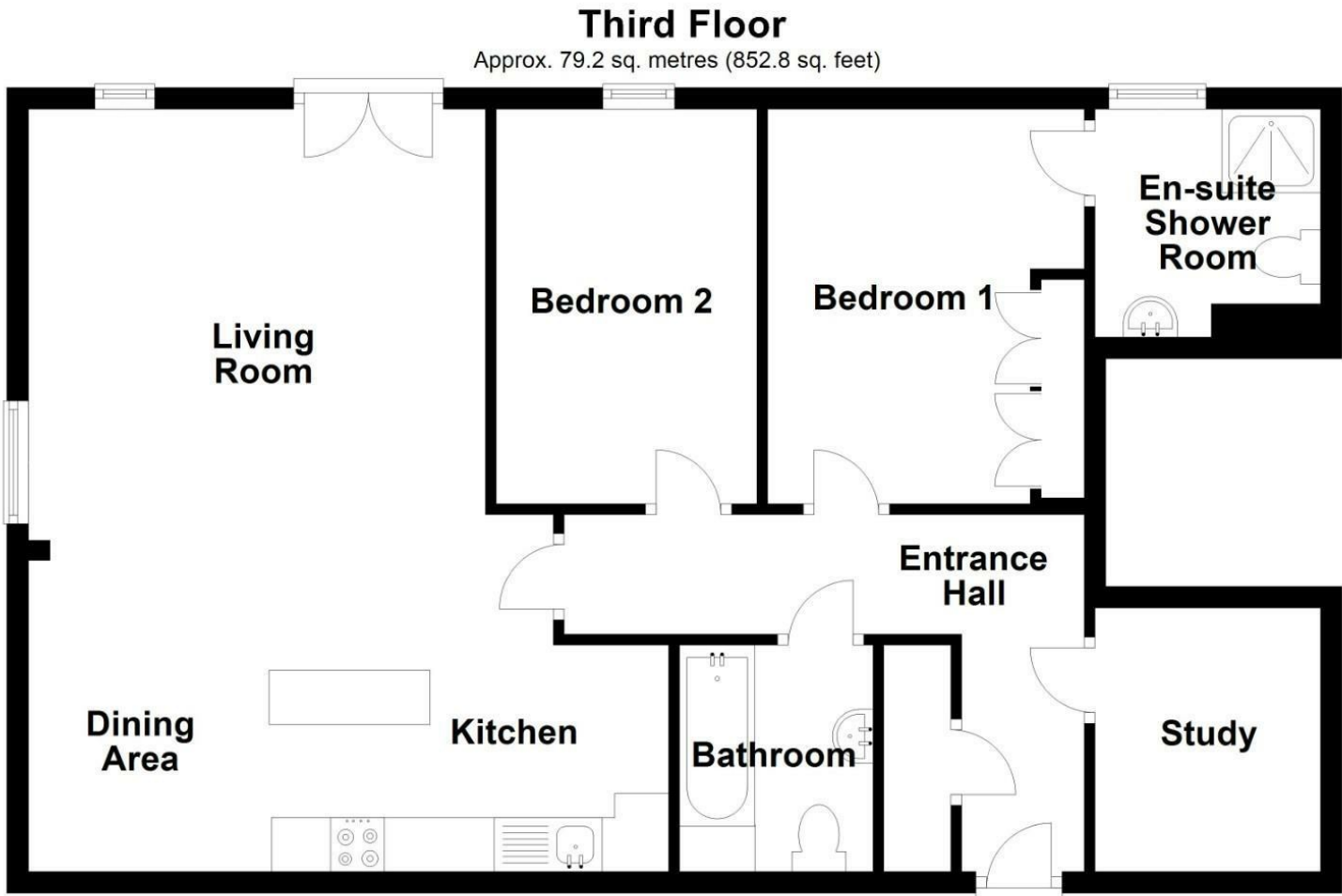
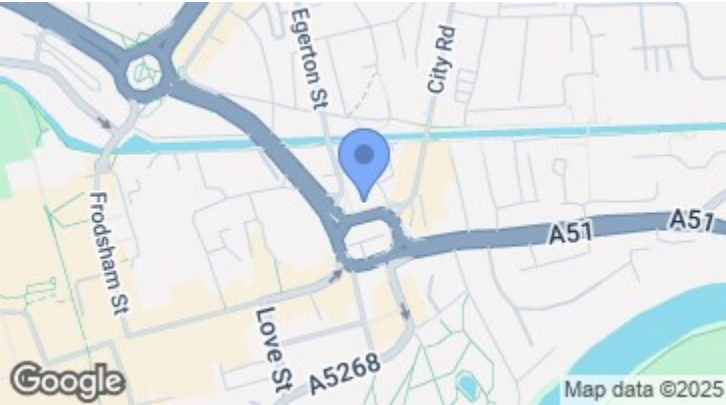


18 Lincoln House The Square, Seller Street, Chester, CH1 3AG



Total area: approx. 79.2 sq. metres (852.8 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



18 Lincoln House The Square, Seller Street
Chester,
CH1 3AG

Price
£230,000

* THIRD FLOOR APARTMENT * TWO BEDROOMS & STUDY. A well proportioned 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: L-shaped entrance hallway with cupboard housing the central heating boiler, impressive open-plan dining kitchen and living room with two windows and French doors with Juliet style balcony, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two, study and bathroom. The property benefits from double glazing, gas fired central heating, and an intercom entry system. There is also the advantage of a secure 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.

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:

COMMUNAL ENTRANCE HALL



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.

THIRD FLOOR

Door with security peep hole to the apartment.

ENTRANCE HALL

Mains connected smoke alarm, single radiator with thermostat, thermostatic heating controls, and built-in Doo cupboard housing the combination gas fired central heating boiler. Doors to kitchen/living room, bedroom one, bedroom two, study, and bathroom.

KITCHEN/LIVING ROOM/DINING ROOM

7.01m max x 6.10m max (23' max x 20' max)



KITCHEN/DINING AREA



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching island unit. Inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback. Fitted four-ring gas hob with tiled splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge/freezer, tiled floor, recessed ceiling spotlights, extractor, under-cupboard spotlighting, tiled floor, and space for dining table and chairs.

LIVING AREA



Double glazed French doors with Juliet style balcony and two double glazed windows, recessed ceiling spotlights, double radiator with thermostat,

laminated wood strip flooring, telephone point, television, satellite and FM aerial point.

BEDROOM ONE

3.48m x 2.95m (11'5" x 9'8")



Double glazed window, single radiator with thermostat, ceiling light point, and two full height fitted double wardrobes with hanging space and shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.13m x 2.03m (7' x 6'8")



Modern white suite comprising: tiled shower enclosure with 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, chrome ladder style towel radiator, tiled floor, recessed ceiling spotlights, extractor, and double glazed window.

BEDROOM TWO

3.66m x 2.39m (12' x 7'10")



Ceiling light point, single radiator with thermostat, and double glazed window.

STUDY

2.46m x 2.06m (8'1" x 6'9")



Recessed ceiling spotlights, extractor, and single radiator with thermostat.

BATHROOM

2.13m x 1.80m (7' x 5'11")



White suite comprising: panelled bath with mixer tap and shower attachment; pedestal wash basin with mixer tap; and low level dual flush WC. Fully tiled to bath and shower area, electric shaver point, fitted wall mirror, chrome ladder style towel radiator, recessed ceiling spotlights, extractor, and tiled floor.

OUTSIDE

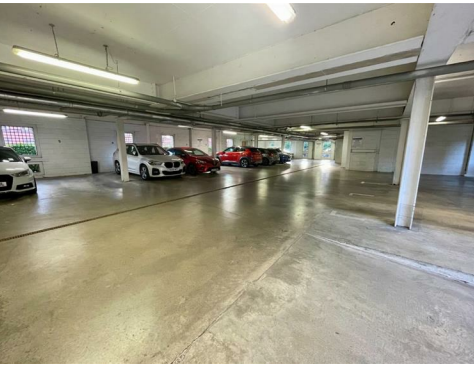


Lincoln House visitor parking is available. These visitor bays may only be used in conjunction with a permit specifically for use in this parking area. There is a secure ground floor car park with an allocated parking space (No. 18).

CAR PARK ENTRANCE



SECURE CAR PARK



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.

TENURE

- * 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.
- * Tenure - Leasehold, term 999 years from 1 January 2002
- * Service Charge - The most recent service charge is ETBC for the period 1st July 2024 to 30th June 2025.
- * Ground Rent - Currently ETBC per annum.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester County Council.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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/PMW