

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Cavendish

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34 Salmon Leap

Handbridge, Chester, CH4 7JJ

Price

£375,000

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.

\* TOWNHOUSE STYLE PROPERTY \* FANTASTIC RIVERSIDE LOCATION WITH VIEWS OVER THE RIVER DEE. A three bedroom townhouse forming part of the desirable Salmon Leap development ideally situated along the banks of the river Dee and only a short stroll over the 'Old Dee Bridge' into Chester city centre. The accommodation, which is set over three floors, briefly comprises: entrance hall, cloakroom/WC, first floor landing, open-plan living room/dining area with a full width window enjoying fabulous views across the river, fitted kitchen, second floor landing, three good size bedrooms, each with fitted wardrobes and two with views across the river, and a shower room. The property benefits from gas fired central heating with a modern Worcester combination boiler and has aluminium framed single glazed windows. The property forms part of the Salmon Leap development built in the 1960s and is located within the Handbridge Conservation Area. There is an integral single garage. Resident's parking is also available within Salmon Leap. There is no onward chain involved in the sale of this property.



LOCATION

The property forms part of the Salmon Leap development which occupies a commanding position on the banks of the River Dee. Salmon Leap is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

THE ACCOMMODATION COMPRISES:

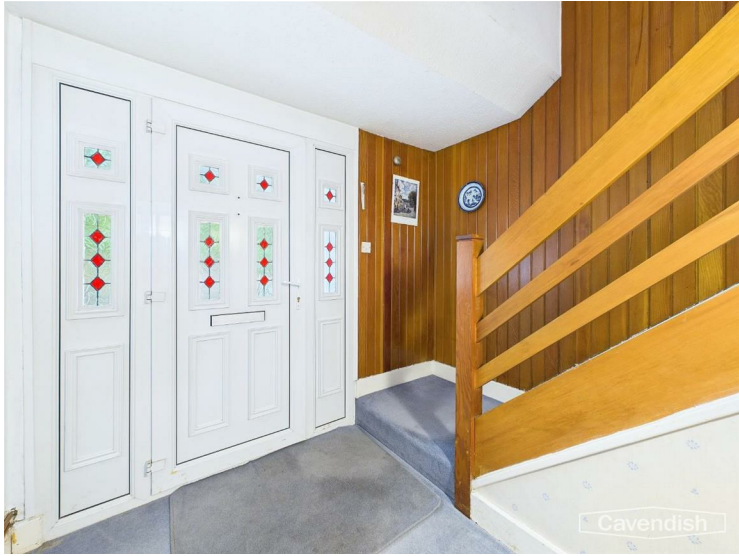
VIEW FROM PROPERTY



CANOPY PORCH

Tiled step, contemporary outside sensor light, and UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL



Double radiator, wall light point, thermostatic heating controls, and staircase to the first floor with wooden panelling. Door to downstairs WC/utility.



DOWNSTAIRS WC/UTILITY

2.69m x 1.07m plus doorway (8'10" x 3'6" plus doorway)

Low level WC and wall mounted wash hand basin with tiled splashback, plumbing for washing machine, window with obscured glass, wall light point, tiled floor, hanging for cloaks, useful built-in understairs storage cupboard with hanging for cloaks and light point, and tiled floor.



DIRECTIONS

From the Agent's Chester office proceed left towards the traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge and then take the first turning left into Mill Street, which leads into Salmon Leap. The property then be found after some distance on the left hand side.

TENURE

- \* Tenure understood to be Leasehold, remainder of 999 year less 10 days from 25.3.2008.
- \* Salmon Leap is managed by the Salmon Leap Management Company Ltd in which each owner has one fully paid ordinary share.
- \* The service charge is currently circa £700 per year (2025).

COUNCIL TAX

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

AGENT'S NOTES

- \* Mains electricity, gas, water and drainage are connected.
- \* The property is located within the Handbridge (Chester) Conservation Area.
- \* There is no onward chain involved in the sale of the property.

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/PMW



**SHOWER ROOM**  
2.69m x 1.80m (8'10" x 5'11")



White suite comprising: tiled shower enclosure with Mira mixer shower, glazed shower screen and sliding glazed door; vanity unit with wash hand basin and storage cupboard beneath; and low level WC. Part-tiled walls, mirror fronted medicine cabinet, tiled floor, coved ceiling, ceiling light point, electric shaver point, ladder style towel radiator, and sliding glazed windows with obscured glass to rear.

**OUTSIDE FRONT**



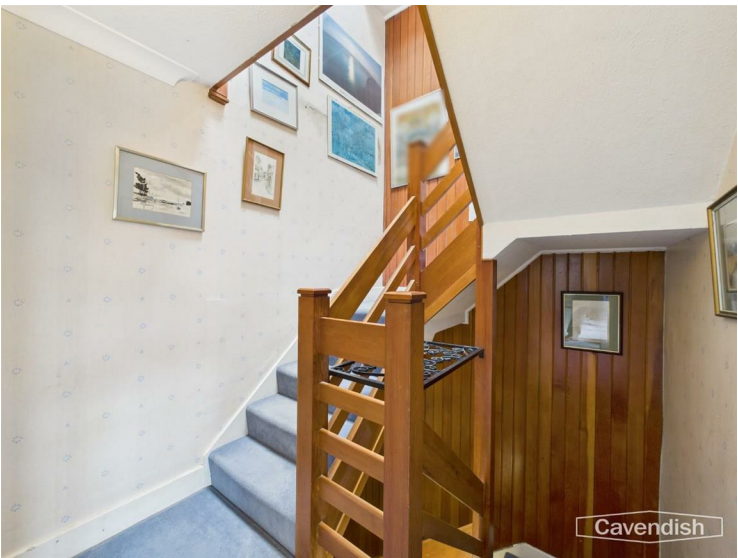
To the front there is an integral bin store and two storage cupboards.

**INTEGRAL GARAGE**  
4.88m x 2.69m max (16' x 8'10" max)

With an up and over garage door, fluorescent strip light, power, cold water tap, and window.



**FIRST FLOOR LANDING**

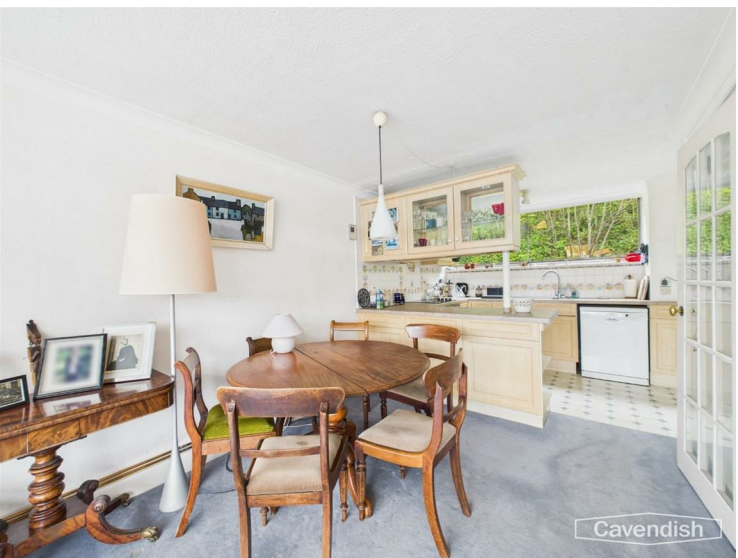


Coved ceiling, smoke alarm, wall light point, and staircase to the second floor. Glazed door to the living room/dining area and kitchen.

**LIVING ROOM/DINING AREA**  
5.46m x 3.66m extending to 5.89m (17'11" x 12' extending to 19'4")



Full width sliding glazed windows enjoying fabulous views over the river Dee towards the city, coved ceiling, two double radiators with thermostats, ample space for sofas, and space for dining table and chairs. Open-plan to the kitchen area.





**KITCHEN**

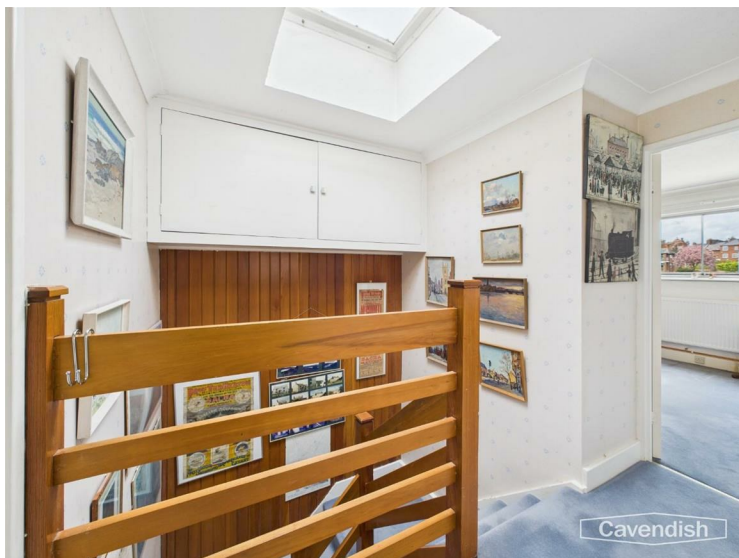
5.46m x 1.83m (17'11" x 6')



Fitted with an extensive range of base and wall level units incorporating drawers, cupboards, two glazed display cabinets and corner shelving with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four ring ceramic Neff electric hob with extractor above and built-in Miele electric fan assisted oven and grill. Plumbing and space for dishwasher. Coved ceiling with two ceiling light points, wall tiling to work surface areas, vinyl floor covering, a free-standing Worcester combination gas fired central heating boiler, and two sets of sliding glazed windows to the rear with an Xpelair extractor.



**SECOND FLOOR LANDING**



Wooden balustrade, fitted double wall cupboard, wooden panelled wall, coved ceiling, smoke alarm, ceiling light point, and square shaped roof light. Doors to bedroom one, bedroom two, bedroom three and shower room.



**BEDROOM ONE**

4.32m x 2.69m (14'2" x 8'10")



Built-in triple wardrobe with hanging space and shelving, coved ceiling, wall light point, single radiator with thermostat, telephone point, and full width sliding glazed windows enjoying fabulous views over the river Dee towards the city.

**BEDROOM TWO**

2.77m x 2.69m (9'1" x 8'10")



Single radiator with thermostat, coved ceiling, built-in wardrobe with hanging rail and shelf, and full width sliding glazed window overlooking the rear.

**BEDROOM THREE**

3.02m x 2.72m (9'11" x 8'11")



Built-in triple double wardrobe and single wardrobe with hanging space and shelving, coved ceiling, single radiator with thermostat, wall light point, and full width sliding glazed window enjoying fabulous views across the river Dee towards the city.