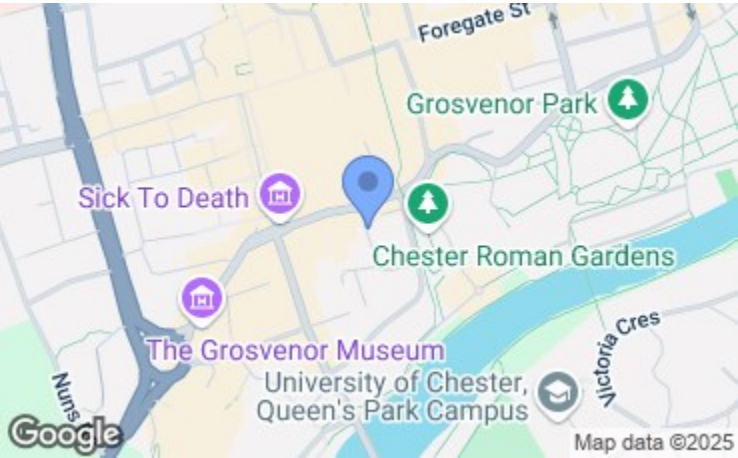
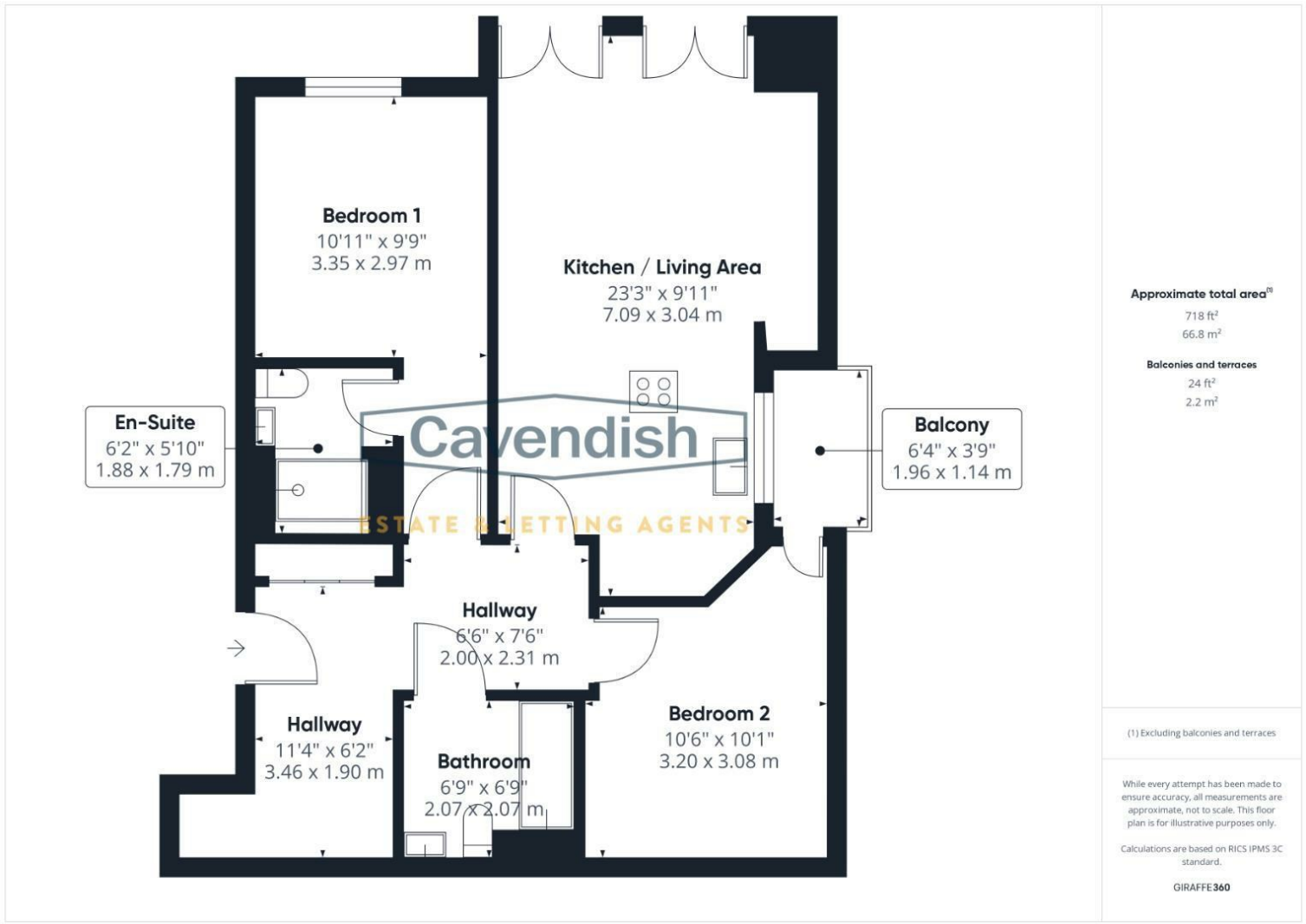


1 Lancaster Square, Chester, CH1 1SF



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

Cavendish

ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



1 Lancaster Square

Chester,  
CH1 1SF

Price  
£275,000

\* GATED DEVELOPMENT WITHIN THE CITY CENTRE \* SECURE PARKING SPACE. A well appointed two bedroom ground floor apartment forming part of the exclusive Lancaster Square development located off Volunteer Street within the heart of the city. The accommodation briefly comprises: spacious reception hallway with study area and utility cupboard with plumbing and space for washing machine, open-plan kitchen and living room enjoying two sets of French doors to outside and a well equipped kitchen with quartz worktops and integrated appliances, principal bedroom with en-suite shower room, bedroom two with door leading out onto a small balcony and a well appointed bathroom with shower over the bath. The property benefits from electric central heating with radiators, double glazing, a burglar alarm and video intercom entry system. Lancaster Square comprises of just 7 dwellings which is approached via a gated entrance from Volunteer Street with a secure parking allocated parking space.



LOCATION

Lancaster Square is set within the Roman walls in the heart of the historic city of Chester. All the amenities that the city has to offer including excellent shops and fine dining are within walking distance. The Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants and cultural activities. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. There is a direct and regular rail service to London Euston (about 2 hours). Chester is the home of one of the oldest racecourses in the country and it provides an extensive programme of horse racing and other events including polo. Grosvenor Park, during the summer months, hosts a programme of outdoor theatre.

LANCASTER SQUARE



The development is called Lancaster Square as a nod to the history of the site. There was once a factory on the site, which manufactured components of the renowned Lancaster Bomber.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance door, communal lighting, and individual letterboxes. Door with security peep hole to the apartment.

ENTRANCE HALL/STUDY AREA



Spacious entrance hallway with study area, three ceiling light points, double radiator, vinyl wood effect strip flooring, mains connected smoke alarm, burglar alarm control pad, video entry system, digital thermostatic heating controls, and utility cupboard with plumbing and space for washing machine, light point and a Heatrae Sadia Electromax electric hot water. Wooden panelled doors to the kitchen/living room, bedroom one, bedroom two and bathroom.

- \* Mains electricity, water and drainage are connected.
- \* The property has a burglar alarm installed, electric heating, and an air circulation system.
- \* The property is located within the City Centre (Chester) Conservation Area.

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

PS/PMW

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



located off Volunteer Street. Allocated parking space.  
Communal bin store.

## OUTSIDE



Small outside garden space enjoying two sets of French doors from the living room.

## DIRECTIONS

Continue to the traffic lights with Bridge Street and Lower Bridge Street and continue straight ahead into Pepper Street. Then take the first turning right into Volunteer Street and the gated entrance to Lancaster Square will be found after a short distance on the right hand side.

## TENURE

- \* Tenure - Leasehold. Lease Term: 999 years from and including 1 January 2019 and to and including 31 December 3018.
- \* Managing agents: Compton Property Management Limited Email: CPM@compton.group Tel: 01792 315500.
- \* Service charge: £1472.57 per year
- \* Ground Rent: £250 per year

## COUNCIL TAX

\* Council Tax Band E - Cheshire West and Chester. Please note that we are advised that the council tax band is currently being reviewed and if successful this should be amended to a tax band D.

## AGENT'S NOTES

- \* The property is on a water meter.

## KITCHEN



## KITCHEN/LIVING ROOM

7.06m x 4.11m narrowing to 3.07m (23'2" x 13'6" narrowing to 10'1")



Large open-plan living/kitchen.



Fitted with a comprehensive range of high gloss light grey fronted units incorporating drawers and cupboards with quartz worktops and matching upstands incorporating breakfast bar area. Inset one and half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring touch control ceramic hob, built-in Bosch electric fan assisted oven and grill, integrated Bosch microwave, integrated fridge/freezer and dishwasher. Double glazed window, recessed ceiling spotlights, mains connected heat alarm, vinyl wood effect flooring, and under-cupboard spotlighting.



LIVING ROOM



Recessed ceiling spotlights, vinyl wood effect flooring, double radiator. and two sets of double glazed French doors to outside.

BEDROOM ONE

3.38m plus walkway x 3.00m (11'1" plus walkway x 9'10")



Double glazed window overlooking the courtyard, ceiling light point, provision for wall mounted flat screen television, and double radiator with thermostat. Wooden panelled door to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.88m x 1.78m overall (6'2" x 5'10" overall)



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door, vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Recessed tiled display shelf, part tiled walls, large fitted wall mirror, recessed ceiling spotlights, and chrome ladder style towel radiator.

BEDROOM TWO

3.84m max x 3.07m max (12'7" max x 10'1" max)



Ceiling light point, double radiator with thermostat, provision for wall mounted flat screen television, and double glazed French door leading out onto the balcony,

BALCONY



Flagged balcony with high smoked glass balustrade and metal handrail.

BATHROOM

2.06m x 2.06m (6'9" x 6'9")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic mixer shower over with canopy style rain shower head, extendable shower attachment and folding glazed shower screen; low level dual-flush WC; and vanity unit with mixer tap and storage cupboard beneath. Part-tiled walls, being fully tiled to bath and shower area, tiled floor, large fitted wall mirror, chrome ladder style towel radiator, and recessed ceiling spotlights.

GATED ENTRANCE



The property forms part of a small gated development