



**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.



## 24 Concorde House 6 Canal Street

Chester,  
CH14FF

**Price**  
**£250,000**

\* LANDMARK BUILDING \* CLOSE TO CITY CENTRE \* SECURE PARKING SPACE. Situated in the Concorde House building, this corner apartment enjoys plenty of natural light through the large and characterful sash-style windows. Its location puts you minutes from Northgate Street, Storyhouse, Chester Market and the City Walls, with excellent road links via the Fountains Roundabout and Sealand Road for easy access in and out of the city. The accommodation briefly comprises: communal entrance foyer, entrance hall with built-in utility cupboard with provision for washer/dryer and the electric hot water and central heating system, inner hall, impressive open-plan living room/dining kitchen with two windows and views towards the town hall, principal bedroom with two windows, fitted wardrobe and en-suite shower room, bedroom two with study area and two windows, and a well appointed shower room. The property benefits from UPVC double glazing, electric heating and an intercom entry system. There is also a designated parking space in a secure basement car park.

## LOCATION



## ENTRANCE HALL

1.75m x 1.57m (5'9" x 5'2")



double radiators with thermostats, vinyl wood strip flooring, television and satellite aerial points, and two UPVC double glazed windows with views over Garden Lane and towards the city and the town hall clock,

## DINING KITCHEN



Single radiator with thermostat, video intercom entry system, ceiling light point, vinyl wood strip flooring, and built-in cupboard with plumbing and space for washer/dryer, light point, electrical consumer board and electric hot water and central heating boiler. Opening to inner hall.

## INNER HALL

2.77m x 1.96m max (9'1" x 6'5" max)



## LIVING AREA



Mains connected smoke alarm, ceiling light point, and vinyl wood effect flooring. Oak panelled doors to living room/dining kitchen, bedroom one, bedroom two and bathroom.

## LIVING ROOM/DINING KITCHEN

5.59m x 3.28m (18'4" x 10'9")



Fitted with a contemporary range of gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset single bowl stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Fitted four-ring Bosch touch control ceramic hob with quartz splashback, extractor above and built-in Bosch electric fan assisted oven and grill. Integrated dishwasher, fridge/freezer, and Bosch microwave. Under-cupboard spotlighting, recessed ceiling spotlights, mains connected heat alarm, ceiling light point, space for dining table and chairs, space for sofa, two

## BEDROOM ONE

3.61m plus walkway x 2.69m (11'10" plus walkway x 8'10")



Two UPVC double glazed windows, ceiling light point, double radiator with thermostat, provision for wall mounted flat screen television, and fitted double wardrobe with two sliding mirrored doors having hanging space and shelving. Oak panelled door to en-suite shower room.

## EN-SUITE SHOWER ROOM

1.85m x 1.45m (6'1" x 4'9")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, shower attachment, glazed shower screen and sliding glazed door; wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC. Part-tiled walls, tiled floor, chrome ladder style towel radiator, three recessed LED ceiling spotlights, extractor, and fitted wall mirror.

## BEDROOM TWO

4.27m max x 2.62m (14' max x 8'7")



Two UPVC double glazed windows enjoying far reaching views, ceiling light point, provision for wall mounted flat screen television, double radiator with thermostat and space for study desk.



## SHOWER ROOM

2.18m x 1.42m (7'2" x 4'8")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, shower attachment, glazed shower screen and sliding glazed door; wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC. Part-tiled walls, tiled floor, chrome ladder style towel radiator, three recessed LED ceiling spotlights, extractor, and fitted wall mirror.



## DIRECTIONS

From the agents Chester Office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street which leads into St. Martin's Way. At the Fountains roundabout take the third exit which leads into Delamere Street. Follow the road around to the right into Victoria Road and right again into George Street. At the traffic lights next to the Bull and Stirrup hotel continue straight across into Canal Street. Concorde House will then be found after a short distance on the right hand side with the junction at the top of Garden Lane.

If approaching on foot, proceed from the Town Hall along Upper Northgate Street, under the Northgate Bridge and turn left into Canal Street. Concorde House will then be found on the right hand side at the junction with the top of Garden Lane.

## TENURE

- \* Tenure - Leasehold. Lease Term: 999 years from and including 01 January 2020 and to and including 31 December 2018.
- \* Service charge: £1204.86 per annum (2025), and insurance policy share £388.59 (2025). Total: £1593.45 (2025).
- \* Ground rent: £224.40 per annum (2025).

## COUNCIL TAX

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

## AGENTS NOTES

- \* The property is on a water meter.
- \* Mains electricity, water and drainage are connected.

## \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.



There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## \*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 - REFERRALS

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 Agents Chester Office 01244 404040.

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

PS/PMW