

CHANGING HOME



221 Queens Road | Chester | CH1 3BB

£105,300

An opportunity to buy 100% share in a modern city centre ground floor one double bedroom apartment at 20% discount. Ideal for a first time buyer subject to certain eligibility criteria. Applications can gain more information can be made with Cheshire West & Chester Council. Hall, large lounge/kitchen/diner, double bedroom and bathroom. Electric heating and UPVC double glazed. NO ONWARD CHAIN.

Property Description

LOCATION

The property can only be sold to purchasers who meet the eligibility criteria. These criteria are designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy. The property should not be marketed to investors who intend to let out the property and potential purchasers who are already homeowners must have agreed a sale on their current property.

Potential purchasers will have to make an application to the Council to check they qualify. To make an application, potential purchasers are required to submit a financial assessment from a qualified financial advisor to the Council. Please refer any interested parties to the Council's Affordable Housing Webpages:

<https://www.cheshirewestandchester.gov.uk/residents/housing/accessing-affordable-housing/make-an-application>

BUYING CRITERIA

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HALLWAY

Accessed via a front door with laminate flooring, large



storage cupboard housing a washing machine, intercom and electric radiator.

LIVING/KITCHEN/DINING AREA

Spacious multi purpose room. Kitchen with wall and floor base units, stainless sink, UPVC double glazed window, cooker, induction hob with extractor fan above, living area with UPVC double glazed window and laminate flooring.

BEDROOM

With electric heater and UPVC double glazed window.

BATHROOM

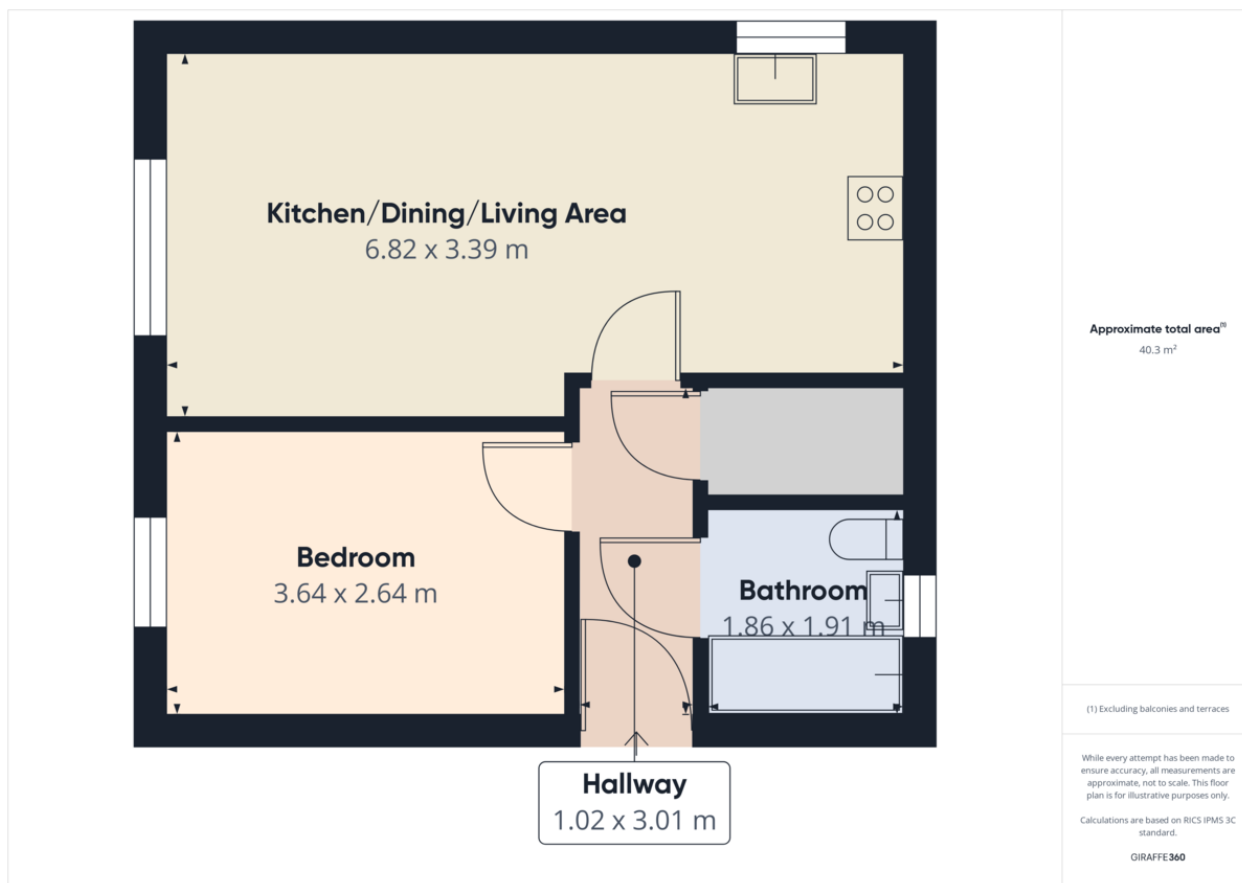
With a white suite of a WC, wash hand basin and panelled bath with shower attachment. Partly tiled walls, heated towel rail and extractor fan. UPVC frosted double glazed window.

PARKING

Permit residents parking can be applied for via the council for £60 per year.

LEASEHOLD DETAILS

We understand the lease is held on a 125 years lease starting from 1 January 2006 with 105 years remaining. We understand the service charge is £1,104 per annum and the ground rent is £125 per annum. The block is managed by Paramount Estate Management.



Tenure

Leasehold

Council Tax Band

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

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01244 345664

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements