



# For Sale      £59,950



- First Floor Flat
- 60% Shared Ownership
- One Bedroom
- Popular Location
- Easy to Manager Accommodation
- Close to City Centre
- Fitted Kitchen
- Fitted Bathroom
- Ideal First Time Buyer Home
- PRICED TO SELL

The Wharf,  
Chester, Chester, CH1 1HZ

## Property Description

An ideal opportunity to purchase a 60% shared ownership first floor flat which offers easy to manage accommodation occupying a convenient and central location close to the historical City of Chester, Greyhound Retail Park, Chester Racecourse. The property has been priced to sell and the accommodation in brief detail comprises of hallway, lounge/fitted kitchen, double bedroom, shower room. The property would make an ideal home for a first time buyer looking to enter the property market.

## Location

The home is prominently situated with access to the historical City of Chester which offers a large selection of shops, public houses, restaurants with schooling for all ages and would be ideal for the busy commuter looking to access the motorway.

## Charges for the property.

Rent to Sanctuary Housing - £264 per month  
Service Charge - £1492 per annum paid quarterly  
Ground Rent - £150 per annum which is paid in January  
Length of Lease - To be confirmed by the owner



### **Communal Entrance Hallway**

Entrance via a communal entrance door with touch pad leading into communal entrance hall with fitted letter box, stairs to the first floor.

### **Entrance Hall**

Timber entrance door, cupboard housing cylinder, built in storage cupboard, wall mounted Dimplex electric wall heater, smoke alarm (not tested).

### **Lounge/kitchen: 18.31' x 8.66' (5.58m x 2.64m)**

Measured maximum into width and length. Fitted kitchen with a selection of eye level and base fitted units with granite effect complimentary work tops incorporating stainless steel drainer sink unit with mixer taps, electric cooker point with splashback, plumbing for washing machine, vinyl floor covering to kitchen area, wall mounted Dimplex electric heater, carpet to lounge area, telephone intercom, double glazed window to the rear elevation with delightful views over the river.

### **Bedroom 1 : 18.11' x 7.58' (5.52m x 2.31m)**

Double glazed window to the rear elevation overlooking the river, two built in storage cupboards.

### **Shower Room: 8.30' x 5.94' (2.53m x 1.81m)**

Fitted suite comprising of corner shower cubicle with fitted shower and sliding door, pedestal wash hand basin with tiled splashback, low level w.c with top flush, part tiled to walls, extractor fan, towel rail, vinyl floor covering.

### **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### **Thinking of Selling**

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115

### **Notes of Charges**

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>