

**Apartment 7, Hush House Weaver Street**  
Chester,  
CH1 2BQ

**Offers Over**  
**£160,000**

**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.

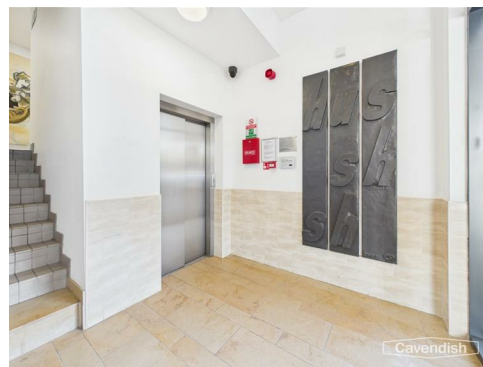
Cavendish Ikin trading as Cavendish Estate Agents Ltd.

\* INVESTORS ONLY - CURRENTLY LET \* WITHIN THE CITY WALLS \* ONE/TWO BEDROOMS. A one/two bedroom apartment centrally located within a short walk of all of the city's amenities and forming part of a contemporary 'Landmark Development'. The accommodation briefly comprises: entrance hall with built-in cylinder cupboard and a large double storage cupboard, open-plan kitchen and living room with folding doors to the dining room/bedroom two, bedroom one with fitted wardrobe and bathroom. The property features large windows with views towards the city, a video intercom entry system, electric heating, and lift access. There is no onward chain involved in the sale of this apartment.



**LOCATION**

Hush House is an exciting example of contemporary architecture and comprises 24 innovative apartments and penthouses. The property is situated within the City walls in a quiet location yet within walking distance of Chester City Centre where extensive shopping and leisure facilities are available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums, parks and the racecourse. Easy access is available to neighbouring centres across via the inner ring road which leads to the Chester Southerly By-Pass to Deeside and North Wales together with the M53 providing access to the motorway network. Regular train service from Chester's main station.

**THE ACCOMMODATION COMPRISES:****COMMUNAL ENTRANCE HALL**

Communal entrance door with security intercom entry system, individual letter boxes, communal lighting, and staircase and lift access to the upper floors.

**LEVEL 3**

Door with security peephole to the apartment.

**ENTRANCE HALL**

Wood strip flooring, smoke alarm, two recessed LED ceiling spotlights, Dimplex electric wall heater, built-in cupboard housing the pressurised hot water cylinder and built-in double storage cupboard with hanging rails and internal cupboard housing the electric meter and electrical consumer unit. Doors to the Living Room/Kitchen, Bedroom 1, Bedroom 2/Dining Room and Bathroom.

**KITCHEN/LIVING ROOM**

5.26m max x 3.61m max (17'3" max x 11'10" max)



Open-plan kitchen/living room.

**KITCHEN**

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric hob with stainless steel splashback, extractor above and built-in electric fan assisted oven and grill. Integrated washing machine, space for slimline dishwasher, space for tall fridge/freezer, recessed LED ceiling spotlights, ceiling extractor, tiled floor and telephone/video intercom entry system. Open-plan to the living room.

**LIVING ROOM**

Full height double glazed windows overlooking Weaver Street, wall mounted electric heater, TV satellite and FM aerial point, telephone master socket, ceiling light point, and three semi-recessed ceiling spotlights. Folding partition door to Bedroom 2/Dining Room.

**BEDROOM 1**

3.53m x 2.44m (11'7" x 8')



Full height double glazed windows overlooking Weaver Street, ceiling light point, Dimplex electric wall heater, telephone point, TV aerial point and fitted double wardrobe with sliding mirrored doors having hanging space and shelving.

**BEDROOM 2/DINING ROOM**

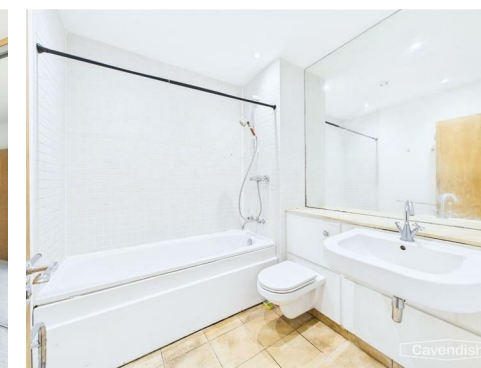
3.71m x 2.46m (12'2" x 8'1")



Full height double glazed windows overlooking Weaver Street, ceiling light point, wall mounted Dimplex electric heater and wood strip flooring, and folding partition door to the Living Room/Kitchen.

**BATHROOM**

2.31m x 2.06m (7'7" x 6'9")



White suite with chrome style fittings comprising: panelled bath with wall mounted mixer tap and wall mounted mixer shower; wall hung wash hand basin with mixer tap; and low-level dual flush WC with concealed cistern. Wall tiling to bath and shower area, tiled floor, fitted wall mirror, electric shaver point, recessed LED ceiling spotlights, extractor and electric towel radiator.

**DIRECTIONS**

From the agent's Chester office proceed to the Grosvenor Roundabout and take the third exit onto Nicholas Street. At the traffic lights turn tight into Weaver Street. The entrance to Hush House will then be observed after a short distance on the left hand side.

**TENURE**

\* Tenure - understood to be Leasehold. 999 years from 1st June 2002.

\* Service Charge - We are advised that the current service charge is £1350 annum (2025).

\* Ground Rent - We are advised that the current ground rent is £270 per annum (2025).

**COUNCIL TAX**

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

**AGENT'S NOTES**

\* Services - we understand that mains electricity, water and drainage are connected.

\* Managing Agent - Paramount Block & Estate Management is responsible for the management and maintenance of the communal areas and facilities of this development. Email: admin@pbem.co.uk Tel: 01244 565900.

**ANTI MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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 - For identification purposes only, not to scale.

PS/SC