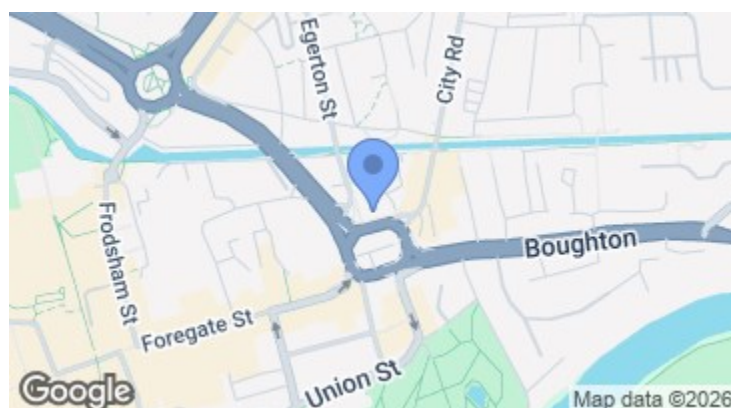




Total area: approx. 76.0 sq. metres (817.9 sq. feet)



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		81	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



14 Lincoln House The Square, Seller Street
Chester,
CH1 3AG

Asking Price
£179,995

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.

Notice Of Offer - Property Address: 11 Lincoln House, The Square, Chester, CH1 3AG. We advise that an offer has been made for the above property in the sum of £170,000. Any persons wishing to increase on this offer should notify the agents of Cavendish Estate Agents their best offer prior to exchange of contracts. Agents Address: 14 Grosvenor Street, Chester, CH1 2DD. Agents Telephone Number: 01244 404040. * SECOND FLOOR APARTMENT * WELL PRESENTED THROUGHOUT * SPACIOUS LAYOUT. A well proportioned two bedroom second floor apartment forming part of a prestigious development ideally situated alongside the Shropshire Union Canal and within a short walk of both the city centre and the Chester Railway Station. The accommodation briefly comprises: entrance hallway with cupboard housing the central heating boiler, impressive open-plan kitchen and living room with French doors and Juliet style balcony, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two, and bathroom. The property benefits from double glazing, gas fired central heating, and an intercom entry system. There is also the advantage of a secure car parking space. If you are looking for a spacious apartment, close to the city, then we would strongly urge to view.



LOCATION

The Square' is a prestigious development by David Wilson Homes which is ideally located alongside the Shropshire Union Canal and within walking distance of Chester city centre, the Chester Railway Station and the recently opened bus interchange. Chester city centre provides a wealth of shops, restaurants to suit every taste, and leisure facilities including the Northgate Arena and The Mill House Hotel and Spa. The River Dee is a pleasant walk away, providing lovely walks, boating and other leisure pursuits, and the Grosvenor Park is also nearby. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network and Manchester Airport.

APPROXIMATE DISTANCES

Chester Station 0.4 miles, Chester Business Park 2.5 miles, Deeside Industrial Estate 9 miles, Wrexham 13 miles, Warrington 21 miles, Crewe 23 miles, Liverpool 20 miles, Liverpool Airport 24 miles, Manchester Airport 33 miles, Manchester 40 miles.
(Source - RAC Routeplanner)

THE ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL**

Communal entrance door with intercom entry system, individual letter boxes, communal lighting, staircase and lift access to the upper floors, and door providing access to the ground floor car park.

SECOND FLOOR

Door with security peep hole to the apartment.

ENTRANCE HALL

Recessed ceiling spotlights, burglar alarm control pad, single radiator with thermostat, laminate wood strip flooring. Doors to the living room/dining/kitchen, bedroom one, bedroom two, bathroom and boiler cupboard.

BOILER CUPBOARD

Ceiling light point, wall mounted Glow Worm 30CX1 combination condensing gas fired central heating boiler, gas meter, electrical consumer board, ceiling light point, and double power point.

KITCHEN/LIVING AREA

7.24m x 4.11m (23'9" x 13'6")

**LIVING/DINING AREA**

Double glazed French doors with Juliet style balcony, recessed ceiling spotlights with dimmer switch controls, laminate wood strip flooring, TV aerial point, telephone point, double radiator with thermostat, and telephone intercom entry system.

**KITCHEN**

Fitted with a modern range of white fronted base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with extractor above, and built-in fan assisted electric oven and grill. Integrated Electrolux washing machine, space for fridge/freezer, built-in wine rack, tiled floor, recessed ceiling spotlights, and ceiling extractor,

**BEDROOM ONE**

4.47m x 3.91m max (14'8" x 12'10" max)



Fitted with a range of bedroom furniture incorporating two full height double wardrobes with hanging space and shelving, two double glazed windows, two ceiling light points, single radiator with thermostat, and TV aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.26m x 2.08m (7'5" x 6'10")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and folding glazed door; pedestal wash hand basin with mixer tap; and low level dual flush WC. Part-tiled walls, chrome ladder style towel radiator, electric shaver point, fitted wall mirror, recessed ceiling spotlights, extractor, and tiled floor.

BEDROOM TWO

3.91m x 2.74m (12'10" x 9')



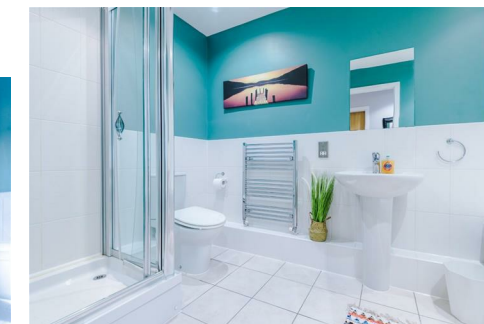
Double glazed window, two ceiling light points, and single radiator with thermostat.

BATHROOM

3.12m x 1.80m (10'3" x 5'11")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin with mixer tap; low level dual flush WC; and tiled shower enclosure with Triton mixer shower, glazed shower screen and folding glazed door. Part-tiled walls, fitted wall mirror, electric shaver point, chrome ladder style towel radiator, tiled floor, recessed ceiling spotlights, and extractor.

**OUTSIDE**

Lincoln House visitor parking is available. These visitor bays may only be used in conjunction with a permit specifically for use in this parking area. There is a secure ground floor car park with an allocated parking space (No. 14).

GATED CAR PARK**CAR PARK****DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena, and at the next roundabout continue straight across. Shortly before the next roundabout turn left in to Seller Street and Lincoln House will be found on the right hand side. To approach the car park turn right into the development. Follow the road around the corner to the right. The gated entrance to the Lincoln House car park will be found ahead of you.

TENURE

* The Square, Chester (RTM) Co Ltd is a 'Right To Management' Limited company formed by the leaseholders of the development. It has a board of owner directors chosen by members and The Square is managed on their behalf by managing agents Paramount Estate Management - Tel: 01244 565900.

* Tenure - Leasehold, term 999 years from 1 January 2002

* Service Charge - The most recent service charge is £3,846.22 for the period 2025 to 2026. As per Paramount Block Management this includes water charges.

* Ground Rent - Currently £175.00 per annum.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester County Council.

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 INESTOR 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 - included for identification purposes only, not to scale.

PS/PMW