

Town & Country

Estate & Letting Agents

Seller Street, Chester

£75,000



A well-presented third-floor apartment ideally situated within walking distance of Chester city centre and Chester railway station. Offering bright and spacious accommodation, the property features an open-plan living, dining and kitchen area, a generous bathroom, useful storage space, gas central heating and double glazing throughout. Available with no onward chain, this property is an excellent opportunity for first-time buyers, investors or those seeking a convenient city-centre home with excellent transport links and amenities close at hand.

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DESCRIPTION

Located within easy walking distance of Chester city centre and Chester railway station, this conveniently situated third-floor apartment benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises an entrance hall with a large storage/cloak cupboard, an open-plan living, dining and kitchen area, and a generously sized bathroom fitted with a modern three-piece white suite.

The property is offered for sale with the added advantage of no onward chain. The property is part of 'Discount For Sale Scheme' with Cheshire West and Chester Council and is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. The accommodation briefly comprises: entrance hall, open-plan kitchen, living & bedroom area and a spacious bathroom. The property benefits from double glazing, a telephone intercom entry system and has gas fired central heating. The property also has the advantage of a residents' parking scheme, which is in operation in the area.

Affordable Housing Scheme - The property is part of 'Discount For Sale Scheme' with Cheshire West and Chester

Council. The scheme is designed for eligible prospective buyers to own 100% of the property at 70% of the market value. Although there is discount on the sale price, the purchaser still owns 100% of the property and no additional rent is payable. In addition the property can also 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.



LOCATION

This property enjoys a highly convenient city-centre location within a short walk of both Chester railway station and the historic heart of Chester. Residents benefit from excellent access to a wide range of shopping and leisure facilities, including Chester Market, Eastgate Square Shopping Centre and the extensive retail offering along Foregate Street. The area is well served by education facilities including Grosvenor Park CofE Academy, Queen's Park High School and The Queen's School. For commuters, Chester railway station is approximately 490 yards away and the property offers easy access to the A55 North Wales Expressway and M53

motorway, providing connections to Liverpool, Manchester and North Wales. Chester itself is renowned for its rich Roman heritage, medieval city walls, the iconic Chester Cathedral and its unique Rows shopping galleries, making this an attractive location for both owner-occupiers and investors.

COMMUNAL ENTRANCE

Accessed via a secure double-glazed entrance door leading into the communal hallway, where the postboxes are located. Stairs provide access to the upper floors, with the apartment situated on the third floor.

PRIVATE ENTRANCE HALL

6'7" x 3'6"

Featuring timber laminate flooring and a built-in storage cupboard housing the Glow-worm gas combination boiler. Doors lead to the living/kitchen area and bathroom.



OPEN-PLAN STUDIO LIVING AREA

16'6" x 15'1"

A bright and spacious room with two windows to the front elevation, two radiators, timber laminate flooring, and an intercom system.

The kitchen area is fitted with a range of light wood-effect wall, base and drawer units with complementary work surfaces. It includes a stainless-steel single-drainer sink unit with mixer tap and tiled splashback, space for a cooker, plumbing for a washing machine, and an extractor hood above. All appliances seen will be left.



annual payments of £1600
maintenance, ground grant, buildings
insurance, and water all included

ARRANGE A VIEWING

Please contact a member of the team
and we will arrange accordingly.
All viewings are strictly by appointment
with Town & Country Estate Agents
Chester on 01244 403900.



SUBMIT AN OFFER

If you would like to submit an offer
please contact the Chester branch and a
member of the team will assist you
further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer
you to a mortgage consultant who can
offer you a full range of mortgage
products and save you the time and
inconvenience by trying to get the most
competitive deal to meet your
requirements. Our mortgage consultant
deals with most major Banks and
Building Societies and can look for the
most competitive rates around to suit
your needs. For more information
contact the Chester office on 01244
403900. Mortgage consultant normally
charges no fees, although depending on
your circumstances a fee of up to 1.5%
of the mortgage amount may be charged.
**YOUR HOME MAY BE REPOSSESSED IF
YOU DO NOT KEEP UP REPAYMENTS ON
YOUR MORTGAGE.**



BATHROOM

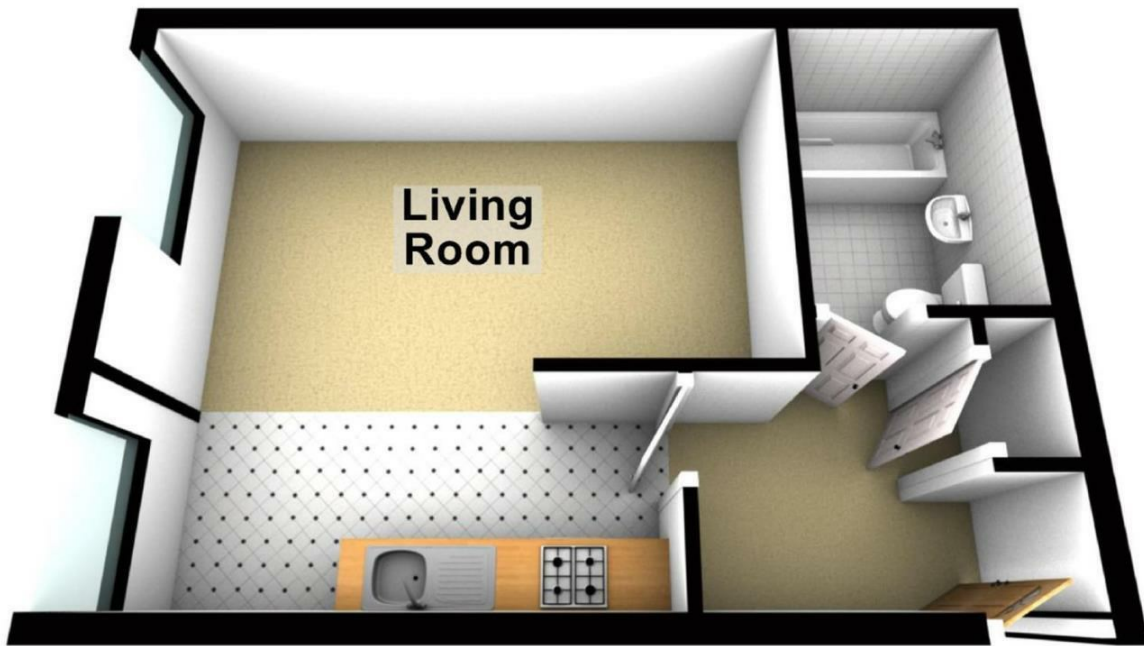
8'2" x 5'5"

Fitted with a white three-piece suite
comprising a panelled bath with mixer
tap and shower attachment, pedestal
wash hand basin, and dual-flush low-
level WC. Additional features include
partially tiled walls, a chrome heated
towel rail, and an extractor fan.

SERVICES TO PROPERTY

The agents have not tested the
appliances listed in the particulars.
council tax- Band A
tenure- Leasehold
999 year lease from construction

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 