

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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 EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	83
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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## Apt 78 Saddlery Way

Chester, Cheshire,  
CH1 4LW

## Price

# £136,000

**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.

\* TOP FLOOR APARTMENT \* ALLOCATED PARKING SPACE. A one bedroom fourth floor apartment forming part of a modern development which is conveniently situated just outside the city walls, alongside the River Dee and next to the Chester Racecourse. The accommodation briefly comprises: communal hall with intercom entry system, entrance hall with cylinder cupboard, open-plan kitchen/dining and living area with French door and Juliet style balcony, bedroom one with French door and Juliet style balcony, and bathroom with white suite. The property benefits from UPVC double glazing, electric heating and an intercom entry system. Externally there are communal maintained areas and an allocated parking space. Viewing highly recommended.



**LOCATION**

The development is located just outside the city walls next to the racecourse and alongside the River Dee where pleasant walks can be enjoyed. The property is situated within walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness. A Tesco supermarket is also within comfortable walking distance of the property. Saddlery Way is well placed for easy commuting to all surrounding areas and busses run at frequent intervals into Chester. The business park is within a short drive together with the A55 Expressway which links into the motorway network.

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

Glazed entrance door with intercom entry system, individual letter boxes, communal lighting and staircase to the upper floors.

**FOURTH FLOOR**

Door with security peephole to the apartment.

**ENTRANCE HALL**

4.62m x 1.14m narrowing to 1.02m (15'2" x 3'9" narrowing to 3'4")

Telephone intercom entry system, electric storage heater, ceiling light point, and two smoke alarms. Doors to the kitchen/dining/living room, bedroom, bathroom and store room.

**STORE ROOM**

1.57m x 0.99m (5'2" x 3'3")

Housing the pressurised hot water cylinder, fitted shelving, electrical consumer unit, hanging for cloaks, and access to loft space.

**KITCHEN/DINING/LIVING ROOM**

4.06m x 2.87m (13'4" x 9'5")

**KITCHEN**

4.34m x 2.87m (14'3" x 9'5")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap. Fitted four ring touch control ceramic hob with glass splashback, extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, space

for tall fridge/freezer, LED kickboard lighting, vinyl wood effect flooring, electric storage heater, recessed LED ceiling spotlights, ceiling extractor, and under-cupboard lighting.

**DINING/LIVING ROOM**

4.85m x 2.87m (15'11" x 9'5")



UPVC double glazed window to the side with views towards the river, UPVC double glazed French door with Juliet style balcony, small UPVC double glazed window, recessed LED ceiling spotlights, TV aerial point, and space for sofa and dining table and chairs.

**BEDROOM**

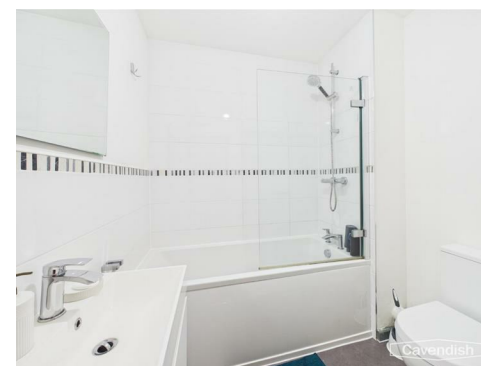
4.50m x 2.87m (14'9" x 9'5")



UPVC double glazed French doors with Juliet style balcony, small UPVC double glazed window, ceiling light point, and wall mounted electric heater.

**BATHROOM**

2.01m x 1.70m (6'7" x 5'7")



White suite with chrome style fittings comprising: panelled bath with mixer tap, thermostatic wall mounted mixer shower over, and glazed shower screen; wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Vinyl tiled floor, ceiling light point, extractor, fitted wall mirror, and wall tiling to bath and shower area.

**OUTSIDE**

The property forms part of a modern development alongside the river which is next to the racecourse and within walking distance of the city. Allocated parking space No. 78. Communal bin storage areas and cycle store.

**ALLOCATED PARKING SPACE****DIRECTIONS**

From the agent's Chester office proceed along Grosvenor Street to the roundabout, turning right into Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street. Continue past the Racecourse, under the bridge, and at the traffic lights turn left into Saddlery Way. Follow the road into the development and opposite the railway arches turn right. Then bear left and the property forms part of the block of apartments in front of you.

**TENURE**

\* We understand that the tenure is Leasehold for the remainder of a 99 year term starting 19th December 2007.

\* The service charge is currently calculated at £127.54 per month (2026).

\* The current ground rent is £250 per annum (2026).

\* The current owner owns a 50% share with Muir Housing Group. We have been advised that it is possible to simultaneously staircase to 100% if a purchaser wishes to acquire the full 100%.

**COUNCIL TAX**

Cheshire West and Chester - Tax Band B.

**AGENTS NOTES**

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

\* The property is on a water meter.

\* The development is managed by the Racecourse Apartments Management Company Ltd, email enquiries@estatespm.co.uk, tel: 03330 062930

**\*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 - REFERRALS**

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.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW