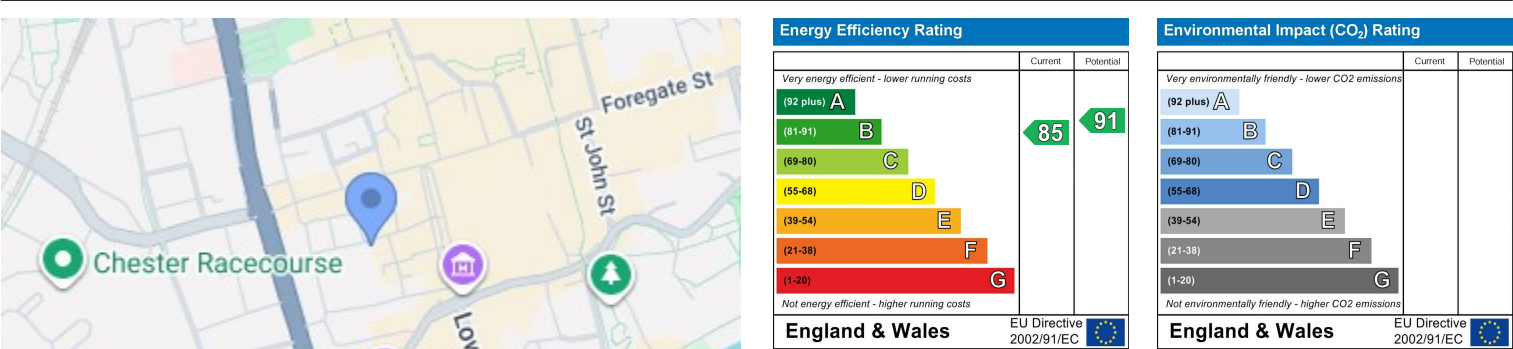


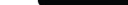
11 Commonhall Street, Chester, Cheshire, CH1 2DG



**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.

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.





[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

Cavendish

ESTATE AGENTS

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**Price**  
**£535,000**

Nestled in the heart of Chester, within the prestigious city walls, this exceptional newly built townhouse offers contemporary living finished to the very highest specification. Combining modern luxury with timeless design, the property provides beautifully arranged accommodation over three floors.

The first floor features a spacious living room with a large window overlooking Commonhall Street, filling the space with natural light. This level also includes a bedroom, perfect for guests or flexible use as a home office, and a well appointed bathroom complete with a freestanding bath and separate shower. Ascending to the second floor, the principal bedroom suite offers a peaceful retreat, featuring a dedicated dressing area and a luxurious en-suite bathroom. There are also two further good sized bedrooms.

This outstanding home seamlessly blends comfort, style, and convenience — a truly unique opportunity to enjoy modern living in one of Chester's most sought-after locations.

COMMONHALL STREET



The site was once located around the city's very first Town Hall or Common Hall built before 1250 which is where the street name Commonhall originates from.

LOCATION

Common Hall Street is located in the area behind Bridge Street and Watergate Street and enjoys direct pedestrian linkages to Watergate Street and Bridge Street including The Rows. The area is situated within the South - Western quadrant of the historic central core of the city and is included within the Chester City Conservation Area.

An exceptional opportunity to purchase a bespoke new build townhouse situated inside the ancient Roman Walls of Chester.

The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY



Wooden panelled entrance door with security peep hole, letterbox and double glazed window light above, tiled floor, recessed ceiling spotlights, mains connected smoke alarm, burglar alarm control pad, digital thermostatic heating controls for the underfloor heating, and staircase to the first floor. Doors to the downstairs WC and kitchen/dining room.

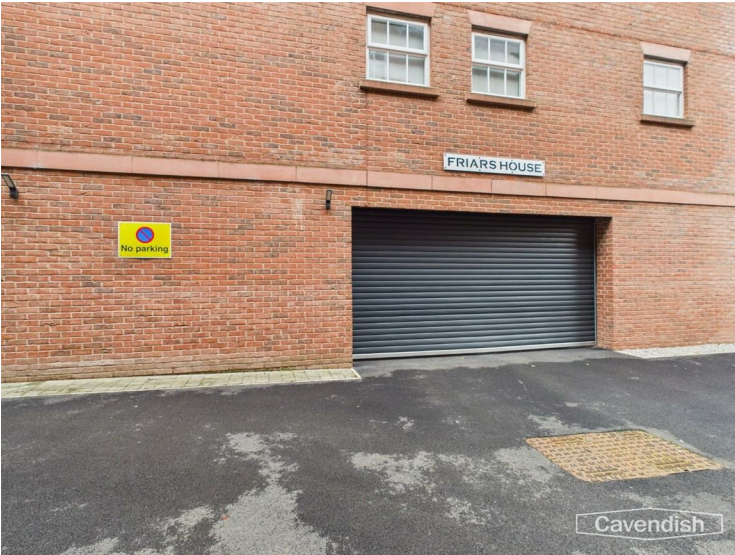
DOWNSTAIRS WC

2.34m x 1.04m (7'8" x 3'5")

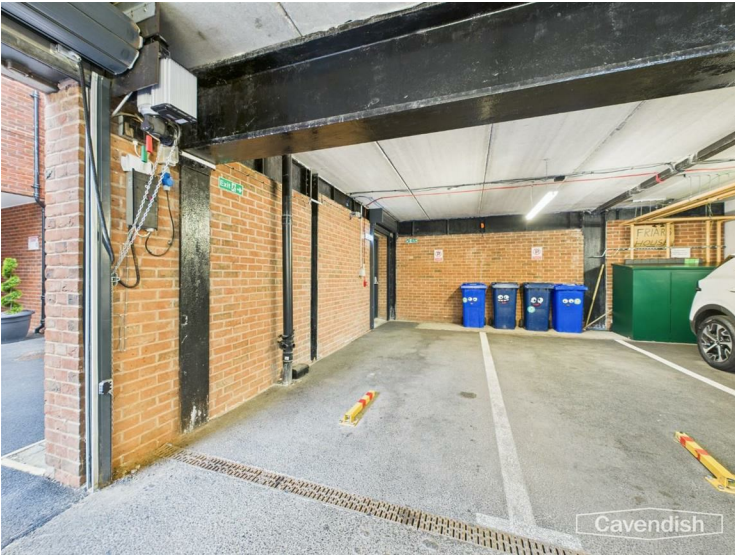


Comprising: wall hung Duravit WC with concealed dual-flush cistern; and wall mounted wash hand basin with tiled splashback, mixer tap and storage drawer beneath. Two recessed ceiling spotlights and tiled floor.

PARKING SPACE



Within Friar's House, to the rear of the row of townhouses along Commonhall Street, there is a secure basement car parking space.



DIRECTIONS (ON FOOT)

From our office proceed along Grosvenor Street to the traffic lights and turn left into Bridge Street. Follow Bridge Street towards 'The Cross' and Common Hall Street will be found on the left hand side. The property will then be observed after some distance on the left hand side.

DIRECTIONS (BY CAR)

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. Follow the road around to the left and then take the turning right into Common Hall Street. The property will then be observed on the right hand side.

TENURE

\* Tenure - The townhouse is understood to be Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX

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

SPECIFICATION

- \* SieMatic German designed and manufactured kitchen.
- \* Designer bathroom sanitary ware from Hans Grohe. Duravi, Cross Water, Scudo and Vado.
- \* Porcelain wall and floor tiles in all bathrooms and en-suites.
- \* Brushed steel electrical sockets and switches.
- \* Downlights to kitchen/dining room, bathrooms, en-suites and WCs.
- \* Integrated electric mirror with light and built-in shaver point.
- \* Fibre broadband.
- \* Security alarm.
- \* Thermostatic underfloor heating on the ground floor.
- \* Oak stairwell, handrails and glass balustrades throughout.
- \* Oak veneered internal doors with brushed steel furniture.
- \* Traditional hardwood windows and external doors (Conservation Area).
- \* Cast iron gutters and downpipes (Conservation Area).

AGENTS NOTES

- \* The property is located within the City Centre (Chester) Conservation Area.
- \* The property is on a water meter.
- \* There is ducting in situ for the installation of an EV charger, on selected spaces.
- \* The property is protected by a burglar alarm system.
- \* On the ground floor there is porcelain tiled flooring with underfloor heating.
- \* Balance of 10 Year warranty with Advantage.
- \* The townhouses are managed by Chester Prestige Homes Ltd to which there is a service charge which is currently £459 per annum (2025).
- \* The allocated parking space is a right to use space.

\*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.

\*EXTRASERVICES - REFERRALS

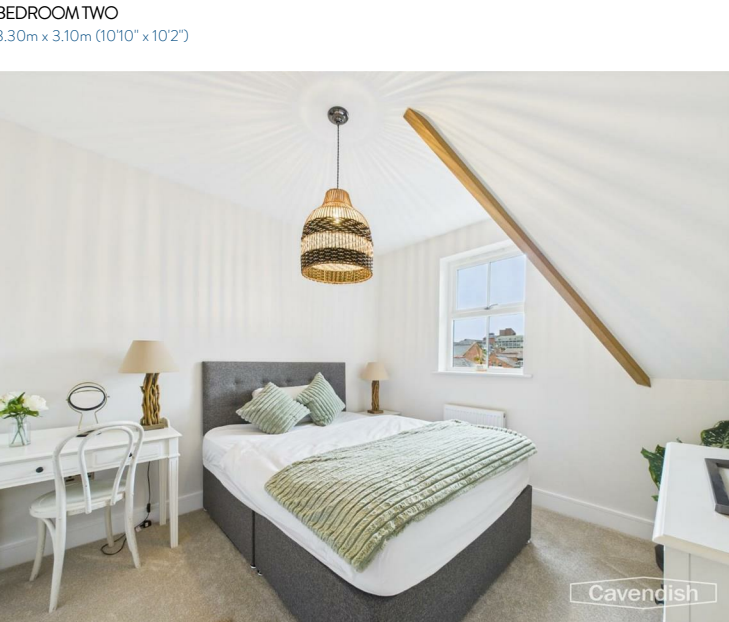
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

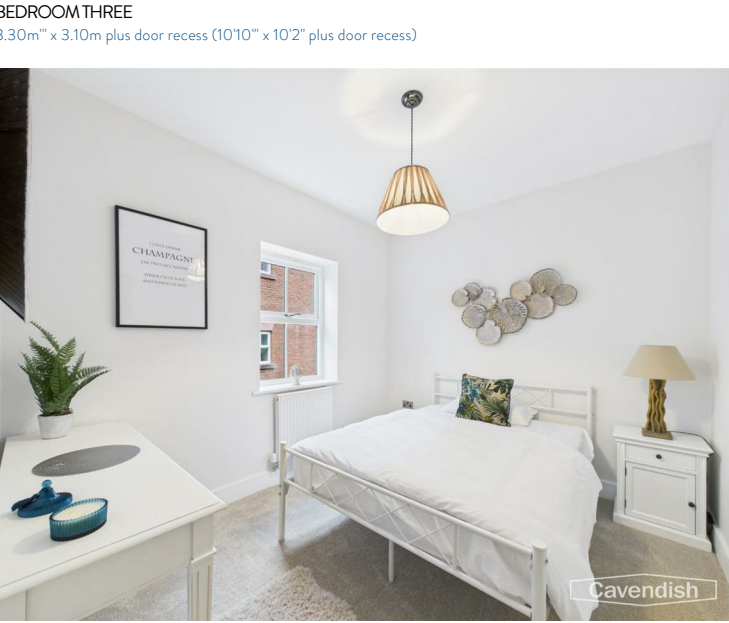
By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW



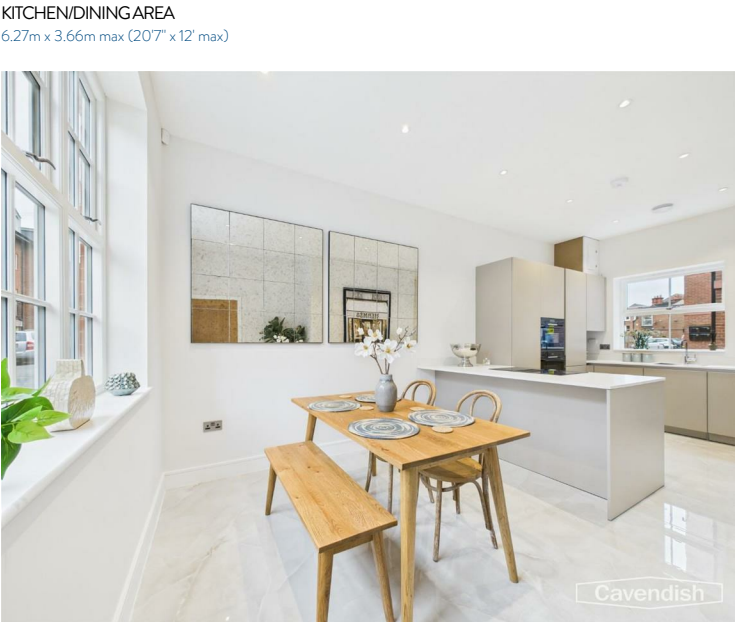
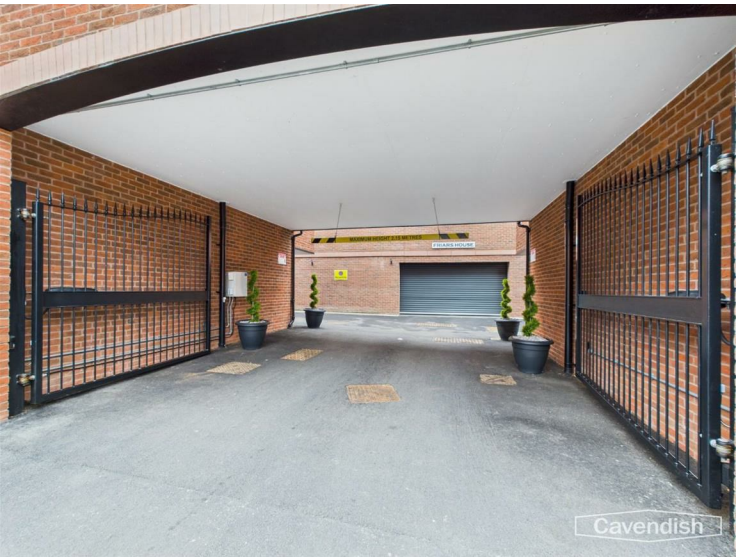
Double glazed window overlooking Commonhall Street, ceiling light point, single radiator with thermostat, and provision for wall mounted flat screen television.



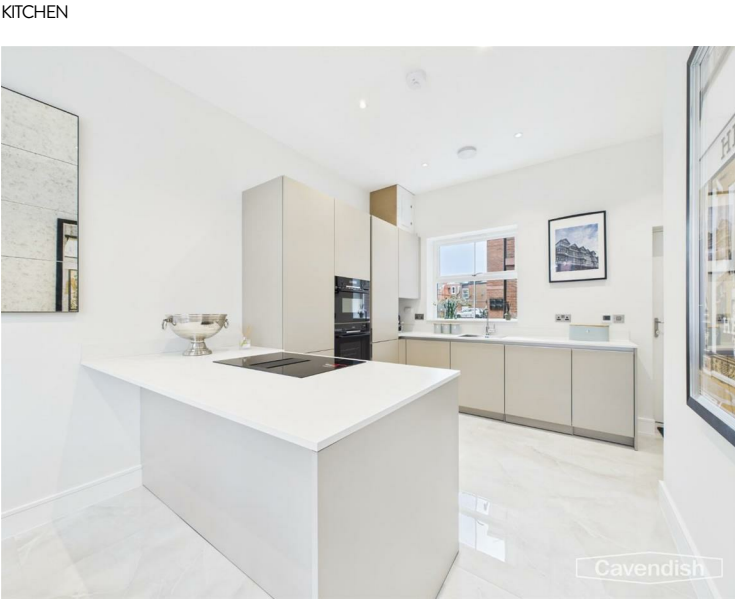
Double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.



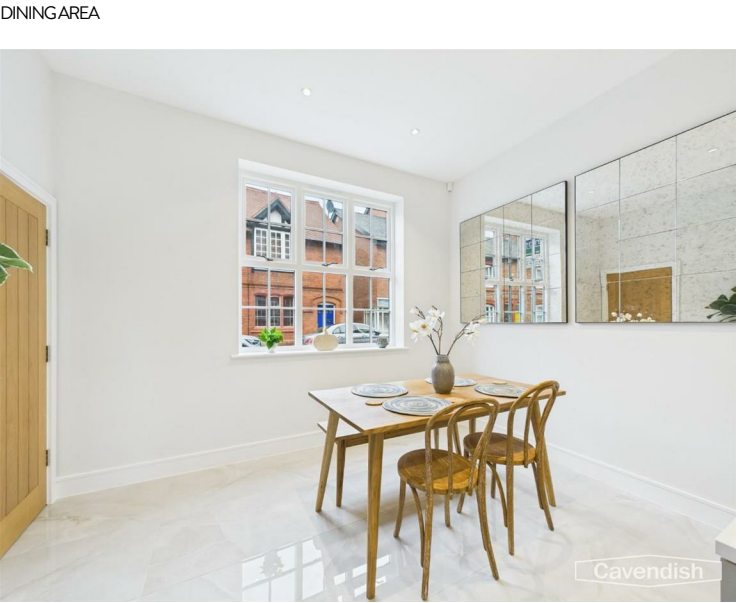
The property is located along Commonhall Street. Double opening remote controlled metal gates from Commonhall Street provide access to Whitefriars House where there is a secure allocated parking space. External gas and electric meter cupboards. Communal bin store.



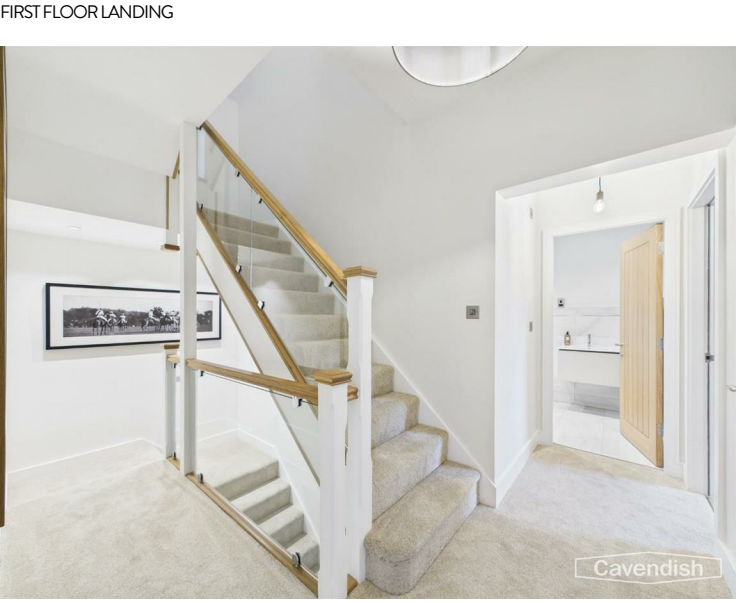
Dual-aspect kitchen/dining area with tiled floor and underfloor heating, and featuring SieMatic fitted kitchen units.



Fitted with a contemporary range of SieMatic kitchen units incorporating drawers and cupboards with stone effect worktops and a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap. Fitted four-ring touch control ceramic hob with extractor, built-in Bosch electric fan assisted oven and grill, integrated Bosch combination microwave oven, fridge/freezer, Bosch dishwasher, and Bosch washing machine. Cupboard housing a Viessmann condensing gas fired central heating boiler, recessed ceiling spotlights, mains connected heat alarm, digital thermostatic heating controls for the underfloor heating, useful built-in understairs storage cupboard housing the electrical consumer unit, double glazed window to rear, and door to outside.



Large double glazed window overlooking Commonhall Street, space for dining table and chairs, and digital thermostatic heating controls for the underfloor heating.



Contemporary staircase with glass panels and oak handrails, single radiator with thermostat, two ceiling light points, three recessed LED ceiling spotlights, and staircase to second floor. Doors to living room/dining area, bedroom four, family bathroom and built-in store cupboard.

**LIVING ROOM/DINING AREA**  
6.30m max x 5.18m max (20'8" max x 17' max)



Large L-shaped dual-aspect living room/dining area with a large double glazed window overlooking Commonhall Street at the front and double glazed window to the rear, TV aerial point, two single radiators with thermostats, and two ceiling light points.



**BEDROOM FOUR**  
3.05m x 3.10m (10' x 10'2")



Double glazed window overlooking Commonhall Street, ceiling light point, provision for wall mounted flat screen television, and single radiator with thermostat.

**BATHROOM**  
3.07m max x 2.90m (10'1" max x 9'6")



Luxuriously appointed bathroom suite with chrome style fittings comprising: free-standing double ended bath with floor mounted mixer tap and extendable shower attachment; Duravit wash hand basin with mixer tap and storage drawer beneath; wall hung Duravit low level WC with concealed dual-flush cistern; and walk-in tiled wet shower with mixer tap, canopy style rain shower head, extendable shower attachment and glazed shower screen. Recessed ceiling spotlights, extractor, attractive wall and floor tiles, tiled display shelf, electric shaver point, chrome ladder style towel radiator, and double glazed window to rear.

**SECOND FLOOR LANDING**



Contemporary glass panels with oak handrails, single radiator with thermostat, access to loft space, ceiling light point, and mains connected smoke alarm. Doors to principal bedroom, bedroom two and bedroom three.

**PRINCIPAL BEDROOM**  
3.76m x 3.00m (12'4" x 9'10")



Double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, and thermostatic heating controls. Opening with step to the dressing area, and door to en-suite shower room.

**DRESSING AREA**  
2.44m x 2.16m (8' x 7'1")



Double glazed window overlooking Commonhall Street, recessed ceiling spotlights, and single radiator with thermostat.

**EN-SUITE BATHROOM**  
2.62m x 2.39m (8'7" x 7'10")



Luxuriously appointed suite with chrome style fittings comprising: double ended bath with floor mounted mixer tap and shower attachment; wall mounted Duravit wash hand basin with mixer tap and storage drawer beneath; wall hung Duravit WC with concealed dual-flush cistern; and walk-in tiled wet shower with mixer tap, extendable shower attachment, canopy style rain shower head and glazed shower screen. Tiled floor, part-tiled walls, chrome ladder style towel radiator, electric shaver point, recessed LED ceiling spotlights, extractor, and double glazed window.