

Approximate total area<sup>(1)</sup>

1221 ft<sup>2</sup>  
113.5 m<sup>2</sup>

Balconies and terraces

151 ft<sup>2</sup>  
14 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
1 m<sup>2</sup>

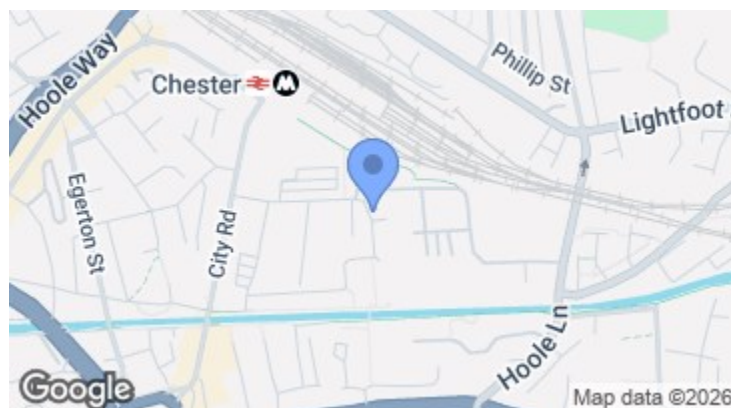
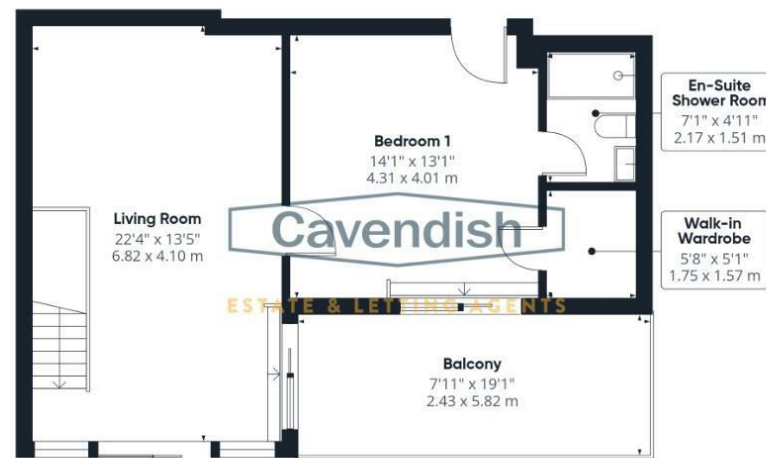
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		62	74
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



**190 The Leadworks Queens Road**

Chester,  
CH1 3BF

**Price**  
**£285,000**

**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.



\* DUPLEX PENTHOUSE STYLE APARTMENT \* LARGE BALCONY WITH VIEWS TOWARDS THE HISTORIC SHOT TOWER. A spacious three bedroom penthouse style apartment forming part of a purpose built development ideally situated within walking distance of the city centre, railway station and Shropshire Union Canal. The apartment is perfect for a professional couple or family and benefits from an intercom entry system, UPVC double glazed windows and patio doors, and electric heating. The accommodation briefly comprises: entrance hallway with built-in utility cupboard, dining/sitting room with patio doors and Juliet style balcony, fitted kitchen, bedroom two with walk-in wardrobe, bedroom three and a well appointed shower room. On the upper floor there is a superb living room with high ceiling and a principal bedroom with walk-in wardrobe and well appointed en-suite shower room. Both the principal bedroom and living room enjoy patio doors leading out onto a decked balcony enjoying views towards the Shot Tower and Steam Mill in the distance. The property also has the advantage of an allocated parking space in a secure basement car park. There is no onward chain involved in the sale of this property.

**LOCATION**

The property is situated close to Chester City centre and within a few minutes' walk of a wealth of shops and restaurants to suit every taste, and there are leisure facilities within easy reach including the Northgate Arena and Total Fitness Centre. The Grosvenor Park is within a short walk together with the River Dee which provides lovely walks, boating and leisure facilities. The property is well placed for easy commuting to all surrounding areas, and the Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

**THE ACCOMMODATION COMPRISES:**

**COMMUNAL ENTRANCE HALL**



Entrance door with secure intercom entry system, communal lighting, and staircase and lift access to the upper floors and basement car park.

**THIRD FLOOR**



Door with security peep hole and letterbox to the apartment.

**ENTRANCE HALL**



Ceiling light point, mains connected smoke alarm, telephone intercom entry system, electric radiator, wood parquet flooring, and built-in cloaks cupboard with hanging rail, shelving and light point. Doors to the utility cupboard, dining/sitting room, bedroom two, bedroom three and bathroom.

**UTILITY CUPBOARD**

1.73m x 0.99m (5'8" x 3'3")

Useful walk-in utility cupboard housing pressurised hot water cylinder with immersion heater, plumbing and space for washing machine, and electrical consumer board.

**DINING/SITTING ROOM**

4.57m x 4.09m (15' x 13'5")



UPVC double glazed sliding patio door with full height double glazed side windows and Juliet style balcony enjoying views towards the Shot Tower and Steam Mill, television, satellite, FM radio, TV and telephone points, electric radiator, ceiling light point, wood parquet flooring, and turned spindled staircase to the upper floor. Opening to the kitchen.

**KITCHEN**

2.92m x 2.16m (9'7" x 7'1")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl stainless steel sink unit with mixer tap, separate drainer and cold water filtered tap. Fitted four-ring touch control Indesit induction hob with stainless steel splashback, extractor above, and built-in Electrolux electric fan assisted oven and grill. Integrated dishwasher, space for tall fridge/freezer, wall tiling to work surface areas, ceiling light point, and laminate tile effect flooring.

**BEDROOM TWO**

4.93m x 3.02m (16'2" x 9'11")



UPVC double glazed window enjoying views towards the Shot Tower and Steam Mill, ceiling light point, electric radiator, TV aerial point, and door to walk-in wardrobe.

**WALK-IN WARDROBE**

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

With fitted hanging rails, shelving, and ceiling light point.

**BEDROOM THREE**

3.63m x 2.51m (11'11" x 8'3")



UPVC double glazed window enjoying views towards the Shot Tower and Steam Mill, electric radiator, and ceiling light point.

**SHOWER ROOM**

1.91m x 1.65m (6'3" x 5'5")



Well appointed and recently refitted shower room comprising: walk-in tiled shower enclosure with Mira electric shower and glazed shower screen; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC with wall mounted extendable spray tap. Recessed LED ceiling spotlights, extractor, chrome ladder style electric towel radiator, vinyl tile effect flooring, and built-in mirror fronted medicine cabinet.

**UPPER FLOOR**

**LIVING ROOM**

6.83m x 4.09m (22'5" x 13'5")



Approached via a spindled staircase with spindled balustrade this is a large living room with a high ceiling, high level UPVC double glazed windows, three ceiling light points, two electric radiators, TV, satellite, FM radio and telephone points, and UPVC double glazed sliding patio doors with Juliet style balcony. UPVC double glazed sliding patio doors to the balcony and door to the principal bedroom



**EN-SUITE SHOWER ROOM**

2.13m x 1.47m (7' x 4'10")



Well appointed and recently refitted shower room with white suite with chrome style fittings comprising: tiled shower enclosure with Mira mixer shower, glazed shower screen and sliding glazed door; vanity unit with mixer tap and two storage drawers beneath; and low level dual-flush WC with wall mounted extendable spray tap. Part-tiled walls, vinyl tile effect flooring, recessed ceiling spotlights, Vent-Axia extractor, mirror fronted medicine cabinet, chrome ladder style towel radiator, and electric shaver point.

**WALK-IN WARDROBE**

1.73m x 1.57m (5'8" x 5'2")

With fitted shelving, hanging rails, and light point.

**OUTSIDE**



With two outside lights, wooden decking, and metal handrail. The balcony enjoys a southerly aspect and views towards the Shot Tower and Steam Mill.

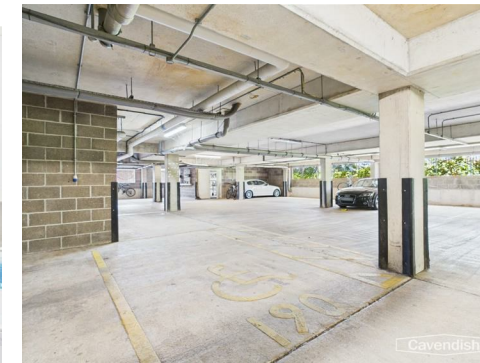
**PRINCIPAL BEDROOM**

4.29m x 3.99m (14'11" x 13'1")



UPVC double glazed sliding patio doors to the balcony, two ceiling light points, mains connected smoke alarm, electric radiator, and secondary entrance door to the fourth floor. Doors to the en-suite shower room and walk-in wardrobe.

**BASEMENT CAR PARK**



Within the basement there is a car park accessed via a remote controlled shutter door with a designated parking space (190).

**DIRECTIONS**

From the agent's Chester office proceed to the traffic lights and continue straight across into Pepper Street. Follow the road around the Amphitheatre and into Love Street. At the traffic lights turn right into Foregate Street and at 'The Bars' roundabout take the second exit into City Road towards the main railway station. Then take first turning on your right into Queens Road and 'The Leadworks' development will be found after a short distance on the left hand side.

**TENURE**

\* Tenure - understood to be Leasehold. Terms 150 years from 1st January 2004.  
\* Ground Rent - the vendor informs us that the current ground rent is £125 per annum (2025).  
\* Service Charge - the vendor informs us that the current service charge for the property is approximately £3,000 per annum (for the period 1st January 2024 to the 31st December 2025).  
\* The Leadworks is managed by Paramount Block and Estate Management who are responsible for the management and maintenance of the communal areas and facilities of this development. email: admin@pbem.co.uk Tel. 01244 565900.

**COUNCIL TAX**

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

**AGENTS NOTES**

\* Services - we understand that mains electric, water and drainage are connected.  
\* Please contact the office for information relating to EWS1 form, Remediation of Fire Safety defects at The Leadworks, Chester and S. 20 Levy pursuant to the landlord and Tenant Act, 1985.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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 - included for identification purposes only, not to scale.

PS/PMW



The property forms part of a purpose built development close to City Road. Externally there is a large communal outside space with decorative planters and seating. Allocated secure underground car parking space (No.190).

**CAR PARK ENTRANCE**

