

# Town & Country

Estate & Letting Agents

Saddlery Way, Chester

£63,000



50% Shared Ownership | Benefitting from an allocated parking space., this beautifully presented, modern, two-bedroom ground-floor apartment a stone's throw from the City Centre. Featuring UPVC double glazing, a modern open-plan kitchen area with a living room, balcony, two double bedrooms and a bathroom.

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## DESCRIPTION

50% SHARED OWNERSHIP | This beautifully presented two-bedroom ground-floor apartment is ideally situated within walking distance of Chester city centre and adjacent to the renowned racecourse. The property features a modern open-plan kitchen, dining, and living area fitted with double-glazed windows overlooking the front elevation. It offers two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a stylish family bathroom, and allocated parking.

## LOCATION

Situated adjacent to the renowned Chester Racecourse and a short walk from the city centre, there are a wealth of shops and restaurants available to suit every taste, as well as leisure facilities including the Northgate Arena and Total Fitness Centre. The property is well placed for easy commuting to all surrounding areas and buses run at frequent intervals into Chester. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

## ENTRANCE HALL

The entrance hall is fitted with an electric heater and features a built-in cupboard housing the hot water tank. Doors lead off to the open-plan living, dining, and kitchen area, both bedrooms, and the bathroom.



## KITCHEN/LIVING/DINING ROOM

25'10 x 11'0

The kitchen features a range of off-white woodgrain-effect wall, base, and drawer units, all accented with chromium handles. Generous work surfaces incorporate a stainless-steel single drainer sink unit with a mixer tap and tiled splashbacks. Integrated appliances include an oven, hob, and stainless-steel extractor hood, with designated space for a tall fridge-freezer and plumbing for a washing machine. The living/dining area is equipped with two electric heaters, a side-facing window, and a full-length window at the rear, allowing for ample natural light.



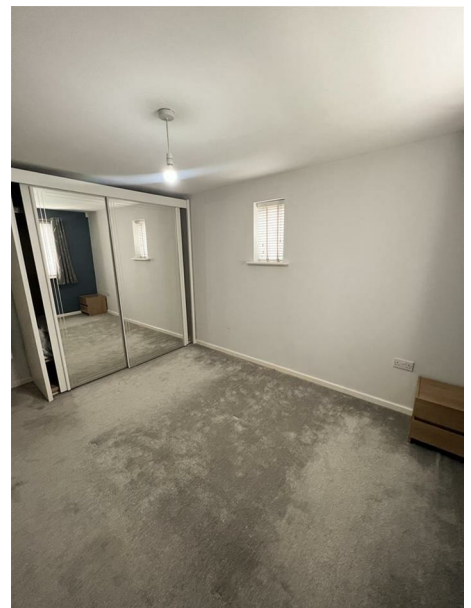
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## BEDROOM ONE

13'4 x 9'8

A double-aspect room with windows to the side and rear elevations, as well as an electric wall heater.



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**BEDROOM TWO**

9'4 x 8'10

Featuring a full-length window to the rear elevation and an electric water heater.



**BATHROOM**

6'6 x 6'0

The bathroom features a contemporary white three-piece suite, including a panel bath with a mixer tap, shower extension, and protective glass screen. It also includes a dual-flush, low-level WC and a pedestal washbasin. The walls are partially tiled, and an extractor fan is installed in the ceiling.

**SERVICES**

The agents have not tested the appliances listed in the particulars.

Council Tax: Band C - £1,994.36

CHARGES FOR 2026:

Monthly Rent and Fees: £433.00

\*Calculated on a 50% shared basis

50% Shared Ownership with 100% available to purchase.

Government Shared Ownership scheme:  
<https://www.gov.uk/shared-ownership-scheme>

Do I qualify?

- Is your income less than £80,000 per year?
- Are you unable to purchase a home

outright on the open market?

- Do you think you can pay for a share – usually with a mortgage?
- Do you have some savings to cover the costs of solicitor fees and a deposit?
- We will give priority to purchasers leaving the armed forces.
- Sometimes you may need a local connection to the area where you wish to purchase.
- You may not have a legal interest in another property at the time your purchase completes.

**TO ARRANGE A VIEWING**

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

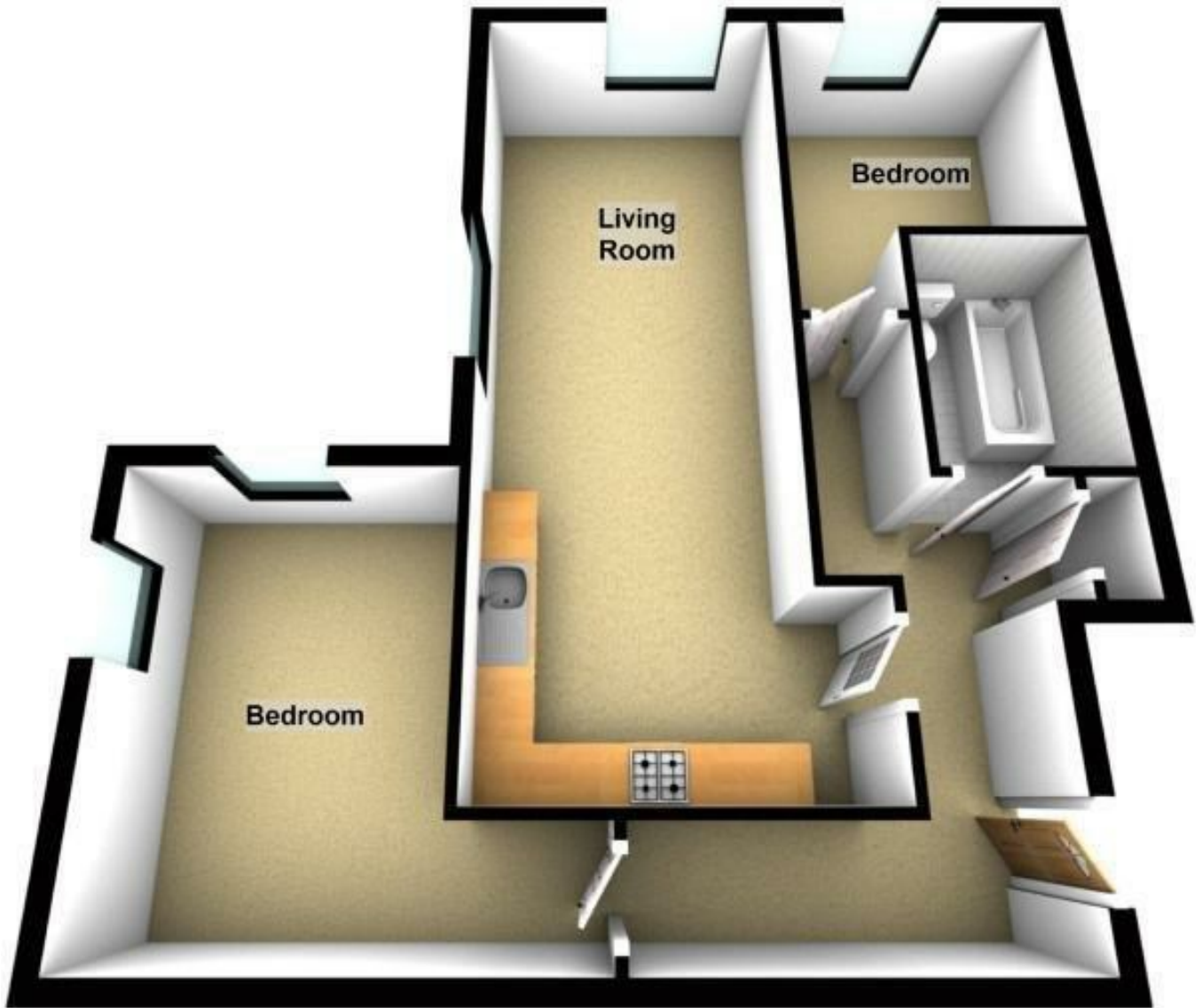
**TO SUBMIT AN OFFER**


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

**MORTGAGE SERVICES**

Town and Country Estate Agents Chester 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.

**Ground Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.