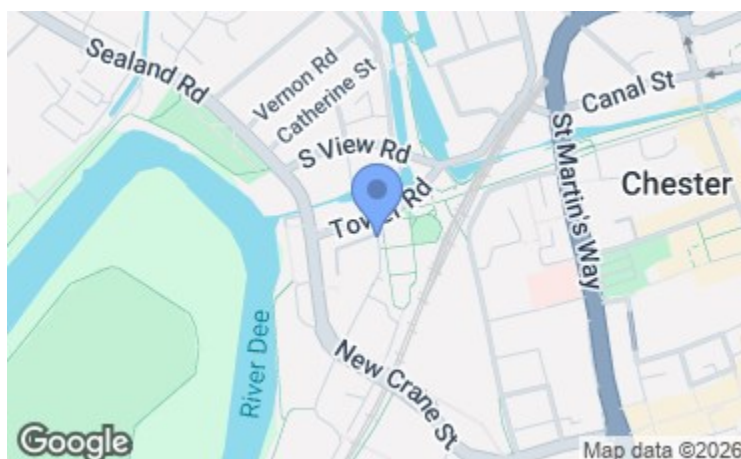


Total area: approx. 47.9 sq. metres (515.3 sq. feet)



Cavendish



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	EU Directive 2002/91/EC	78	78

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

4 The Towergate
Chester, Cheshire
CH1 4LL

Price
£165,000

* SMALL GATED DEVELOPMENT * GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE. A well presented one bedroom ground floor apartment forming part of a small gated development conveniently situated just off Walls Avenue close to the Water Tower Gardens and the city walls of Chester. The accommodation briefly comprises: entrance hall with its own private entrance door and useful store cupboard housing the gas central heating boiler, living room/dining area with two windows overlooking the front, fitted kitchen with integrated cooking appliances, bedroom with fitted wardrobes and a spacious bathroom with bath and separate shower. The property benefits from double glazed windows and has gas fired central heating. The property forms part of a small development at Towergate which is approached via a gated entrance and provides access to a designated parking space. Further visitor parking is available.

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.

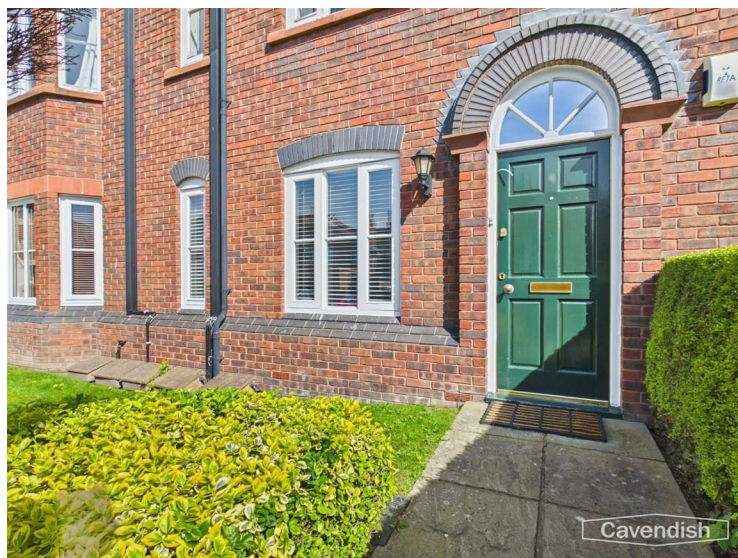


LOCATION



The property is ideally situated close to local amenities, the City Centre and the Greyhound Retail Park which offer a wide variety of shopping facilities, health and fitness centres, tennis club, golf clubs, museums and parks. Chester University is within easy walking distance. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

THE ACCOMMODATION COMPRISES:



ENTRANCE HALL

3.58m x 0.91m (11'9" x 3')

Entrance door with letterbox, single radiator, decorative

coved ceiling, ceiling light point, mains connected smoke alarm, laminate wood strip flooring, and thermostatic heating controls. Doors to living room/dining area, bedroom, bathroom and walk-in store cupboard.

WALK-IN STORE CUPBOARD

2.26m x 0.79m (7'5" x 2'7")

Ceiling light point, electrical consumer board, hanging for cloaks, laminate wood strip flooring, fitted shelving, and wall mounted Ideal combination condensing gas fired central heating boiler.

LIVING ROOM/DINING AREA

4.55m x 3.96m (14'11" x 13')



Two double glazed windows overlooking the front, ceiling light point, decorative coved ceiling, double radiator and single radiator, telephone point, and TV aerial point. Double opening doors to the kitchen.

KITCHEN

3.33m x 1.78m (10'11" x 5'10")



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and wine rack with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with chimney style extractor above and built-in electric oven and grill, integrated dishwasher and fridge/freezer, plumbing and space for washing machine, wall tiling to work surface areas, under-cupboard spotlighting, recessed LED ceiling spotlights, extractor, laminate wood strip flooring, and double glazed window to rear.

BEDROOM

4.01m into wardrobe x 2.74m (13'2" into wardrobe x 9')



Fitted with a range of bedroom furniture incorporating full

height wardrobes to the length of one wall with hanging space and shelving, and a chest of drawers. Two double glazed windows with fitted blinds, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.

BATHROOM

2.67m x 2.24m (8'9" x 7'4")



White suite with chrome style fittings comprising: panelled bath with mixer tap; tiled shower enclosure with Mira electric shower and folding glazed door; low level WC with concealed cistern; and wall mounted wash hand basin with mixer tap. Fully tiled walls, vinyl tile effect flooring, chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor, electric shaver point, and double glazed window with obscured glass.

TOWERGATE ENTRANCE

The development is approached from Walls Avenue via electronically controlled metal gates which provides access to a secure allocated parking space.

**OUTSIDE**

The property is set within communal maintained grounds and there is an attractive courtyard garden with water feature and fixed seating. External lighting and communal bin store area.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street. Then take the turning right into Tower Road, and then right again into Walls Avenue. The gated entrance to Towergate will then be observed on the right hand side.

TENURE

* Tenure: Leasehold. Lease Term: 999 years (less 10 days) from 22 November 2000. Lease end date: 22nd November 2999.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council.

AGENT'S NOTES

* Services - we understand that main gas, electricity, water

and drainage are connected.

PS/PMW

* The property is on a water meter.

* The central heating boiler was installed in November 2025.

* We are advised that the service charge is currently £492.02 (2025).

* We are advised that the ground rent 1st January to 31st December 2025 was £100.

* The Towergate is managed by Scanlans property management. Tel: 0161 2368888.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process.

Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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.