

Cavendish

ESTATE AGENTS

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7 Commonhall Street

Chester, Cheshire

CH1 2DG

Price

£450,000

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.

\* Looking to move but need to sell first? Part exchange may be an option —contact us to discuss.

\* NEWLY BUILT TOWNHOUSE \* CONSERVATION AREA \* PARKING SPACE. An attractive newly built townhouse, ideally located along Commonhall Street within the city walls of Chester. This superb property has been finished to a high standard throughout, combining contemporary design with traditional craftsmanship in a highly sought-after Conservation Area setting. The accommodation briefly comprises: reception hall, downstairs WC, open-plan kitchen and dining area, rear hall, first floor landing, living room, bedroom three, second floor landing, principal bedroom with en-suite shower room, bedroom two, and a well-appointed bathroom. The interior features a SieMatic German-designed and manufactured kitchen, designer bathroom sanitary ware and porcelain wall and floor tiles in all bathrooms and en-suites. Finishes include brushed steel electrical sockets and switches, oak veneered internal doors with matching brushed steel furniture, and an oak stairwell with glass balustrades.

Further benefits include fibre broadband, a security alarm, thermostatic underfloor heating to the ground floor, and downlights to the kitchen/dining area, bathrooms, en-suites, and WCs. Externally, the property features traditional hardwood windows and external doors, cast iron gutters and downpipes in keeping with the Conservation Area, and an allocated parking space. This is a rare opportunity to acquire a beautifully finished, modern townhouse within Chester's historic city walls, offering both style and practicality in an exceptional location.



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.

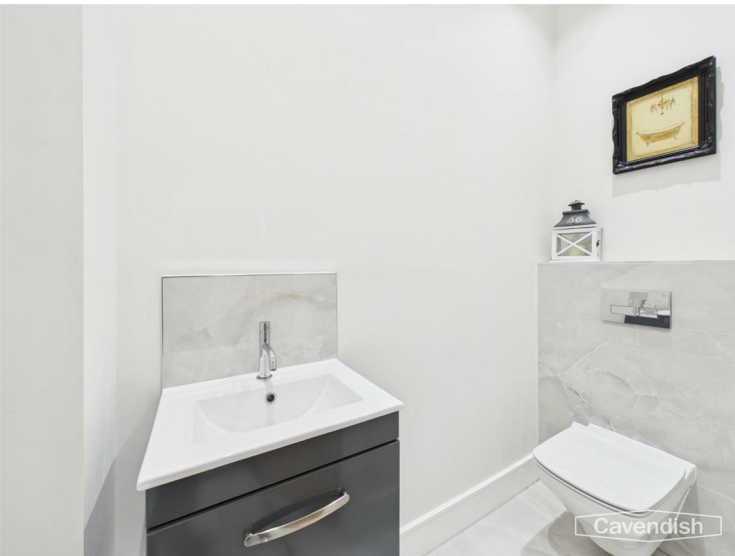
THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



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

DOWNSTAIRS WC  
2.29m x 0.94m (7'6" x 3'1")



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.

AGENT'S 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.
- \* 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 allocated parking space is a right to use space.
- \* The townhouses are managed by Chester Prestige Homes Ltd to which there is a service charge which is currently £459 per annum (2025).

\*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.

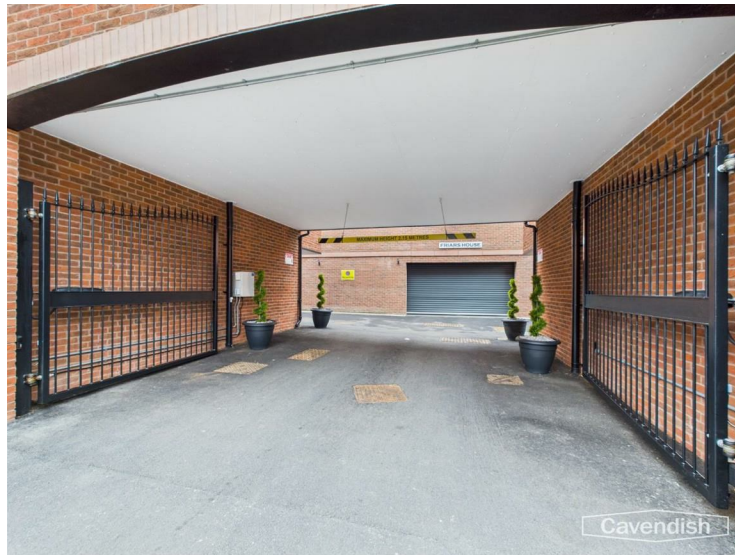
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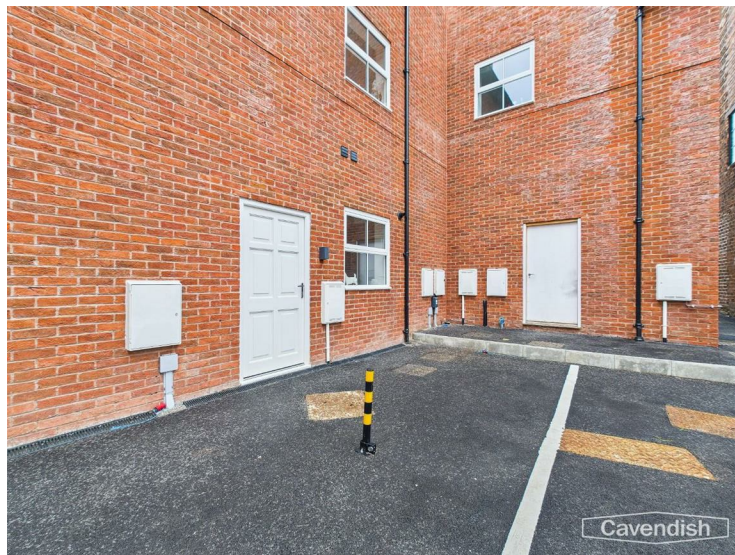
Part-tiled walls with three recessed display niches, tiled floor, chrome ladder style towel radiator, electric shaver point, and recessed LED ceiling spotlights.

## OUTSIDE

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



## PARKING SPACE



Allocated 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).

## KITCHEN/DINING AREA

8.20m x 3.51m max (26'11" x 11'6" max)



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

## KITCHEN



Fitted with SieMatic range of kitchen units incorporating drawers and cupboards with laminated worktops and a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap. Fitted four-ring touch control ceramic Bosch hob with glass splashback and extractor above, built-in Bosch electric fan assisted oven and grill. Integrated Bosch combination microwave oven, Bosch

dishwasher, Bosch washing machine, and fridge/freezer. Recessed LED ceiling spotlights, mains connected heat alarm, thermostatic heating controls, cupboard housing a Viessmann combination condensing gas fired central heating boiler, tiled floor, double glazed window to rear, and door to the rear hall

## DINING AREA



Large double glazed window overlooking Commonhall Street, recessed ceiling spotlights, digital thermostatic heating controls for the underfloor heating. and provision for wall mounted flat screen television.

## REAR HALLWAY

Ceiling light point, tiled floor, door to walk-in storage cupboard, and door to outside.

## WALK-IN STORAGE CUPBOARD

2.95m max x 0.97m (9'8" max x 3'2")

Large walk-in storage cupboard with the electrical consumer unit, light point, and tiled floor.



### FIRST FLOOR LANDING

4.27m x 2.11m (14' x 6'11")



Contemporary glass panels and oak handrail, single radiator with thermostat, mains connected smoke alarm, ceiling light point, three recessed ceiling spotlights, and staircase to second floor. Doors to living room and bedroom three.

### LIVING ROOM

4.60m x 3.86m (15'1" x 12'8")



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

### BEDROOM THREE

4.27m x 2.36m (14' x 7'9")



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

### SECOND FLOOR LANDING

Contemporary glass panels with oak handrails, ceiling light point, mains connected smoke alarm, and access to loft space. Doors to bedroom one, bedroom two and bathroom.

### BEDROOM ONE

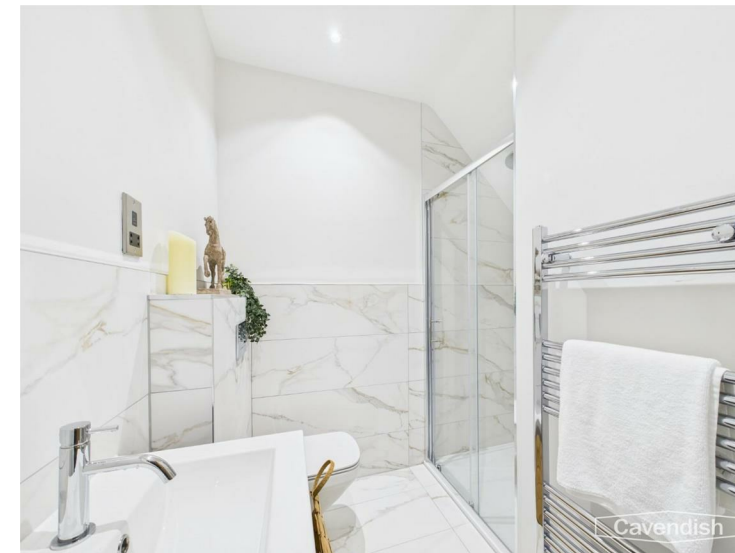
4.19m x 2.69m extending to 3.43m (13'9" x 8'10" extending to 11'3")



Raised platform with two recessed downlights, single radiator with thermostat, double glazed window to front,

provision for wall mounted flat screen television. Door to en suite shower room.

### EN-SUITE SHOWER ROOM



Well appointed suite comprising: tiled shower enclosure with mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; wall hung Duravit WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, electric shaver point, tiled floor, chrome ladder style towel radiator, and two recessed ceiling spotlights.

### BEDROOM TWO

3.94m x 2.41m (12'11" x 7'11")



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

### BATHROOM

2.90m max x 1.50m max (9'6" max x 4'11" max)



White suite with chrome style fittings comprising: enamel bath with mixer tap, wall mounted mixer shower unit, canopy style rain shower head and extendable shower attachment; wall mounted Duravit WC with concealed dual-flush cistern; and wall mounted wash hand basin with tiled splashback, mixer tap and two storage drawers beneath.