

HUMPHREYS

ESTATE & LETTING AGENTS



25 CHEDWORTH HOUSE, SELLER STREET,
CHESTER, CH1 3AR

£70,000

1 BEDS | 1 BATHS | 1 LIVING

SALES

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An immaculately presented Studio apartment being sold under the Discount for Sale property scheme, providing the opportunity for a buyer to acquire a 100% ownership but at 30% discounted rate (for which certain eligibility criteria exists). Located within a vibrant city centre location, Chedworth House, which itself forms part of 'The Square' development, close to the main Chester railway stations and popular nightspots found along the Shropshire Union Canal which is a stone's throw away.

The apartment features a stylish finish throughout and is the epitome of ready to move into accommodation! Positioned on the second floor within the building, one enters into the Hall of the apartment which features a useful cloaks storage cupboard off, which is also where the Baxi gas fired combination central heating boiler is located. The apartment benefits from a recent cosmetic uplift from our client, well and truly emphasised by the finish to the Bathroom which features a recently installed three-piece white suite. The main area of this apartment is the studio area, which offers a combination of Kitchen Living and Bedroom areas all in one. A particularly notable feature of this area is partially glazed partition between the Bedroom and Living Space, and upon viewing will be something we're sure buyers themselves will most certainly appreciate. The Kitchen area features a range of fitted units with work surfaces with breakfast bar space, inset sink unit and space for white goods.



LOCATION

The Square is conveniently situated on the very edge of the city centre, just off Seller Street, within easy walking distance of the city centre with its wealth of day-to-day amenities. The Grosvenor Park and the River Dee beyond are only moments away as is the Shropshire Union Canal, with the main Chester Railway Station being approximately a five minute walk. The property also has easy access to the M53/M56 motorway network.

DIRECTIONS

On foot, proceed away from the city along Foregate Street, crossing at the traffic lights heading towards the railway station. The Square will be found immediately on the left hand side.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALL

6' 11" x 3' 11" (2.11m x 1.19m)

BATHROOM

8' 3" x 5' 11" (2.51m x 1.8m)

LIVING KITCHEN

15' 7" x 9' 6" + door entry (4.75m x 2.9m + door entry)

BEDROOM AREA

9' 6" x 7' 1" (2.9m x 2.16m)

TENURE

The property is understood to be leasehold, the purchaser should verify this prior to a legal commitment to purchase.

EPC RATING

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VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

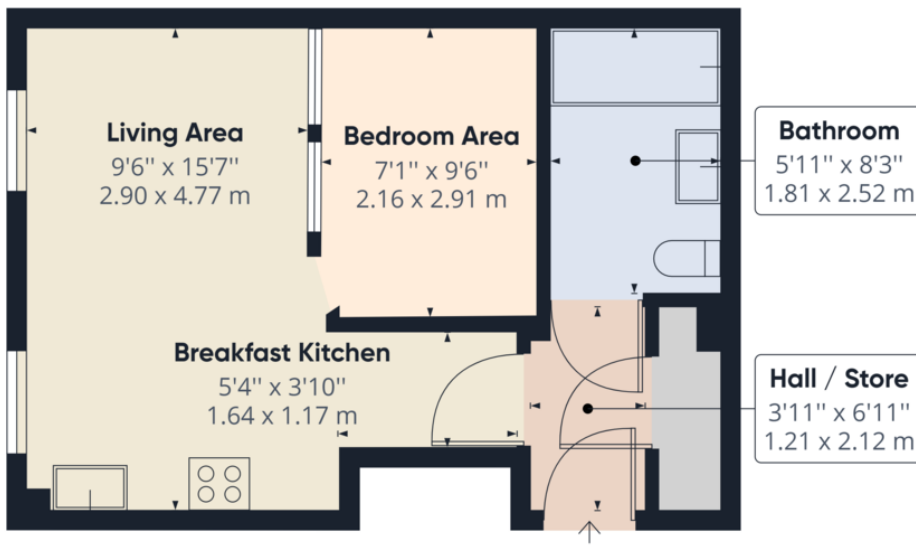
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Approximate total area⁽¹⁾
 341.67 ft²
 31.74 m²

(1) Excluding balconies and terraces

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

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