



49 SADDLERY WAY

CHESTER

CH1 4LZ

GUIDE PRICE £110,000

THORNLEY GROVES

Manchester's Leading
Independent Estate Agent

49 SADDLERY WAY

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Allocated Parking | 447 SQ FT | Leasehold | EPC Rating: C

A beautifully presented one bedroom ground floor apartment occupying a quiet position within easy walking distance of Chester city centre. Offering stylish, low maintenance accommodation together with allocated parking, the property would make an excellent first time buy or city base, with the current owner having thoughtfully improved the apartment to create a modern and cosy home.

Internally, the entrance hall provides access to each of the principal rooms along with a deep storage cupboard. The heart of the apartment is the open plan kitchen, dining and living space, where an impressive window brings plenty of natural light into the room and provides an outlook over the communal car park. The kitchen incorporates a breakfast bar alongside a good range of storage and worktop space, creating a sociable divide between the kitchen and living area. The bedroom is a good sized double and again benefits from a large window, whilst the contemporary bathroom has been updated with a three piece suite comprising bath with shower over, wash basin and WC. An intercom entry system provides access for visitors, with the property also benefiting from its own allocated parking space.

Saddlery Way is particularly well positioned for those wanting convenient access to the city, with Chester city centre approximately a 10 minute walk away and the racecourse and River Dee also close by. The location provides an excellent balance between city living and a quieter residential setting, with the shops, restaurants, cafés and leisure facilities of Chester all within easy reach.

Service charge: £1,620 Per annum
Ground rent: £250 Per annum
Years remaining: 80 years (2026)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.













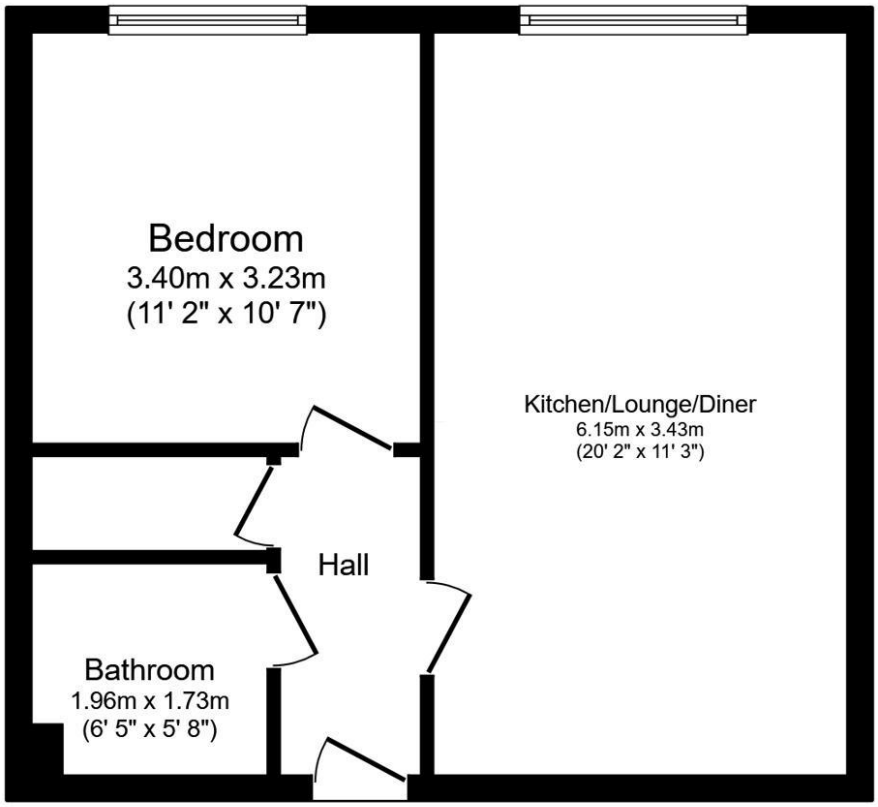


AARON JONES'S COMMENTS

"A really lovely first home or investment in a location that makes city life easy. You can leave the car in your allocated space and be in the heart of Chester in around 10 minutes! "

AARON JONES
ASSISTANT SALES MANAGER

FLOORPLAN



Floor Plan

Total floor area: 41.5 sq.m. (447 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

CHESTER SALES

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OUR FREE MARKETING PACKAGE INCLUDES PROFESSIONAL WRITING AND PHOTOGRAPHY, ENSURING YOUR HOME STANDS OUT FROM THE CROWD.

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Trustpilot 4.3
Based on over 3,800 reviews