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Apartment 26, 156 Foregate Street, Chester

Starting Bid: £170,000.00



A quite superb two bedroom ground floor apartment situated in the popular 156 Foregate Street development and within walking distance of Chester City Centre, Grosvenor Park and the River Dee. The property affords well-appointed accommodation throughout plus immaculate communal areas and secure underground parking. The well-planned accommodation briefly comprises an entrance hall, lounge which is open plan through to a formal dining area, modern fitted kitchen with integrated appliances, two bedrooms and a contemporary bathroom.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and

provide proof of how the purchase would be funded.

This property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may be paid for the referral. These services are optional and you will be advised of any payment, in writing, before any services are accepted.

Listing is subject to a start price, and hidden reserve price that can change.

Disclaimer

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.

Rooms

Communal Entrance

Having a lift to all floors plus an easy-rising staircase, and a communal mail room.

Entrance Hall

With an audio intercom system.

Lounge/dining Room

A superb open plan lounge and dining room with uPVC double glazed windows looking into the communal courtyard area. With an electric heater, space for a good-sized dining table, and double doors through to the kitchen.

Kitchen

Fitted with an impressive range of wall and base units comprising cupboards and drawers, base units with complementary contrasting work surfaces over, single bowl sink unit, electric oven and microwave oven, electric hob with extractor hood over, integrated fridge freezer plus dishwasher and washing machine, tiled splashbacks.

Bedroom 1

With a uPVC double glazed window, built-in wardrobes/furniture, and an electric heater.

Bedroom 2

With a uPVC double glazed window and an electric heater - ideal as a second bedroom or home office.

Bathroom

Comprising a panelled bath with shower screen and shower over, WC and wash hand basin with

complementary fully tiled walls.

Outside

A gated development with well-maintained communal areas including a central communal courtyard plus pedestrian access and a secure underground car park.