

## Chester

### Apartment 34, HQ, 11 Nuns Road, Cheshire CH1 2LH

- **A Leasehold Self-Contained Two Bedroom Apartment adjacent to Chester Racecourse**

## Vacant

On the instructions of J Gershinson FRICS  
and L Brooks FRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

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### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 4.15 – 4.45 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Messrs MAB Law (Ref: 83165.56).  
Tel: 01923 202020.  
Email: mark.cairns@mablaw.com

### Leasehold Apartment



### Tenure

Leasehold. Each apartment is to be held on a new lease for a term of 299 years from completion at a peppercorn ground rent.

### Location

The property is located to the east of Nuns Road adjacent to Chester Racecourse. The amenities of the historic walled city of Chester are accessible. The River Dee is to the south and both Chester Golf Club and Chester Racecourse are accessible. The more extensive facilities of both Liverpool and Manchester are within reach. There is a Rail station in the city centre. The A583, A5283 and M53 and M56 motorways are all accessible.

### Description

A self-contained apartment situated within a purpose built block. There is a hotel and restaurant within the block.

### Accommodation

Open Reception Room to Kitchen, Two Bedrooms (One with En-Suite Shower Room/WC), Bathroom/WC, Utility Room

NB. We are informed that Apartment 34 has an allocated car parking space at the lower ground level.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.