

CHANGING HOME



Bishopsgate | Hoole | Chester | CH2 3DD

£180,000

A well presented TWO bedroom ground floor modern apartment situated in a small private gated development off Hoole Lane. Offered with NO ONWARD CHAIN in brief: Hall, living/dining room, fitted kitchen, two double bedrooms and large bathroom. Ideal for a first time buyer or investor.

Property Description

LOCATION

The apartment is set in the very heart of Hoole within a small private gated development. Hoole's shops and bars are a short walk away. Chester City Centre and the main railway station are also within walking distance. Access to the main road network is also simple.

HALL

Laminate flooring, intercom, alarm and radiator.

LIVING/DINING ROOM

With laminate flooring, UPVC double glazed window, radiator and sliding timber doors leading to the kitchen.

KITCHEN

With partly tiled walls, a range of fitted floor and wall units, integral 60/40 fridge/freezer, integrated washing machine & dishwasher, 4 ring gas hob over the oven, extractor hood, Vaillant combi boiler, stainless steel sink unit, extractor fan and UPVC double glazed window.

BEDROOM ONE

With built in wardrobes & dressing table, UPVC double glazed window and radiator.

BEDROOM TWO

With UPVC double glazed window and radiator.



BATHROOM

With a white suite of a paneled bath with mixer tap, wash hand basin, separate shower and W/C. Fully tiled walls, heated towel rail and frosted UPVC double glazed window.

OUTSIDE

The property is accessed from Hoole Lane with a sweeping driveway bringing you to secured gates with both car & pedestrian entrances. Within the courtyard is an allocated parking space.

LEASEHOLD DETAILS

We understand the lease is 999 years from 1 January 2002 with 977 years remaining. We further understand the ground rent is £100 per annum & the service charge is £1523.85 per annum.





Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements