

# CHANGING HOME



4 Bishopsgate | Hoole | Chester | CH2 3DD

£185,000

A very spacious well presented ground floor apartment in the heart of Hoole.

Hall, kitchen/diner, large living room, 2 bedrooms with fitted wardrobes and well appointed bathroom. UPVC double glazed and gas central heating. Allocated and visitor parking. NO ONWARD CHAIN.

## 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.

### LEASE DETAILS

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

### HALLWAY

With a built in storage cupboard, radiator and spotlights.

### LIVING ROOM

16' 0" x 13' 7" (4.90m x 4.16m) With radiator, fireplace and UPVC double glazed window.

### KITCHEN/DINER

15' 1" x 9' 11" (4.62m x 3.04m) With a range of fitted floor and wall units with under lighters. 1 1/2 bowl stainless steel sink unit. Integral fridge/freezer, washing machine and dishwasher. Spotlights. 4 ring gas hob with oven and stainless steel extractor hood. Tiled floor and partly tiled walls. UPVC double glazed window and radiator.

### BEDROOM 1

15' 0" x 8' 11" (4.58m x 2.74m) approx. With fitted wardrobes, radiator and UPVC double glazed window.

### BEDROOM 2

14' 9" x 7' 7" (4.51m x 2.32m) approx. With fitted dressing table, wardrobe, radiator and UPVC double glazed window.

### BATHROOM

With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled floor and fully tiled walls. Radiator and frosted UPVC double glazed window.

### PARKING

The apartment has an allocated parking space and also use of 6 visitor spaces within the development.

### CENTRAL HEATING DETAILS





The gas central heating and hot water boiler has been recently upgraded and has the balance of a 7 year warranty remaining until 18/4/2029 conditional on the boiler being serviced annually using a Gas safe registered engineer.



## 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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