

# CHANGING HOME



Haydan Court | Chester | CH2 2FB

£140,000

An excellent one bedroom ground floor apartment forming part of a small and very popular development close to the City Centre and Hoole. Allocated parking, large communal gardens, UPVC double glazed and gas central heating. **NO ONWARD CHAIN.** Ideal for an investor or first time buyer.

## Property Description

### HALL

With radiator, built in store cupboard and wood effect laminate floor.

### LIVING ROOM

10' 6" x 10' 8" (3.2m x 3.25m) plus doorway. With UPVC double glazed French doors onto a Juliette balcony. Wood effect laminate floor, recessed spotlights and radiator.

### KITCHEN

10' 3" x 6' 7" (3.12m x 2.01m) With a range of fitted floor and wall units. Stainless steel sink unit. Integral fridge/freezer and washing machine. Partly tiled walls. Ceramic hob with oven below and stainless steel extractor over. Radiator. Worcester combi boiler, recessed spotlights and UPVC double glazed window.

### BEDROOM

10' 3" x 9' 4" (3.12m x 2.84m) With built in wardrobes, radiator and UPVC double glazed window. Recessed spotlights.

### BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m) With a white suite of a WC, wash hand basin and panelled bath with shower screen. Recessed spotlights, extractor fan and radiator.

### PARKING

There is an allocated parking space for the apartment.

### COMMUNAL GARDEN

To the rear of the apartment is an extensive communal lawn.



## LEASEHOLD INFORMATION

The property is held on the residue of a 999 year lease from 1st January 2004. There is no ground rent and we understand the service charge is £950 per annum.

## LOCATION

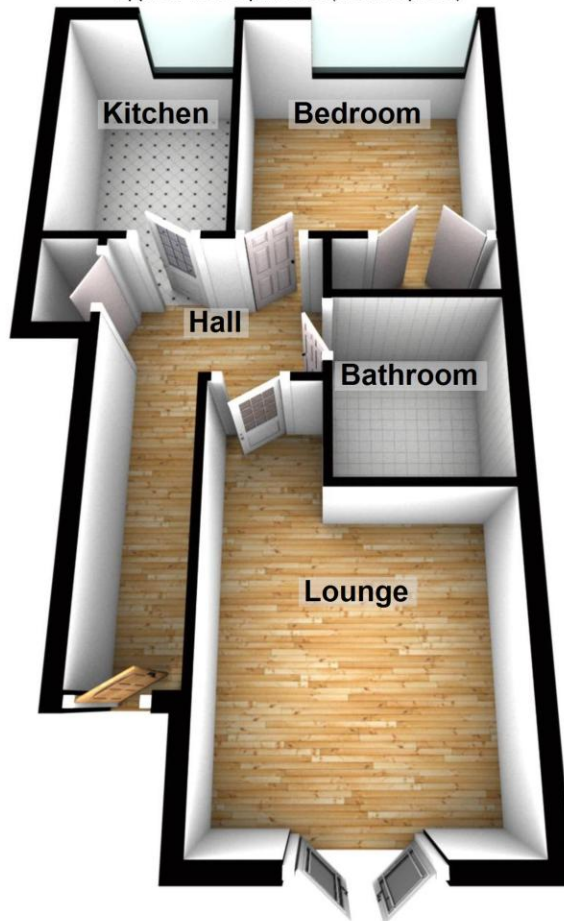
The apartment is part of a small modern development set just off Brook Lane. There are local shops very close by and Hoole's shops and bars are a short walk away. Chester City Centre is also within walking distance.





## Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 40.0 sq. metres (430.3 sq. feet)

for illustration only not to scale  
Plan produced using

### Tenure

Leasehold

### Council Tax Band

B

### 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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Cheshire  
CH1 1RS

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01244 345664

### 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>	79	79
(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