



# THOMAS BRASSEY CLOSE, CHESTER

£190,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- SITUATED IN HOOLE
- LARGE LIVING ROOM
- NETRUAL DECOR

# 55 THOMAS BRASSEY CLOSE, CHESTER,



Offered to the market with no onward chain, this well-presented top-floor, three-bedroom flat ticks all the right boxes for location. Situated just a few minutes' walk from Hoole, with all the bars, shops, and restaurants it has to offer, along with Chester railway station, everything you need is right on your doorstep. It's a perfect and unique home for any first-time buyer or a great investment opportunity!

Located on the third floor, the flat features a hallway with a built-in storage cupboard and doors leading to the main living areas. The lounge is spacious and has a large window that allows plenty of light to flood the room. The kitchen is fitted with cream units, providing ample storage and worktop space. The master bedroom is a generous size. The two further double bedrooms are also spacious, with the third bedroom offering the option of being used either as a bedroom or a separate dining area-the choice is yours. Completing the accommodation is the bathroom, which comes with a shower over the bath and partially tiled walls.

Externally, the communal grounds are well-maintained with plenty of communal parking spaces available, plus allocated parking for this flat.

The property benefits from a 999-year lease dating from

1st August 1998. This lease is subject to a variable service charge/ground rent/buildings insurance payment in respect of communal expenses and maintenance, which is currently set at £91.89 per calendar month.



# 55 THOMAS BRASSEY CLOSE, CHESTER, CH2 3AE



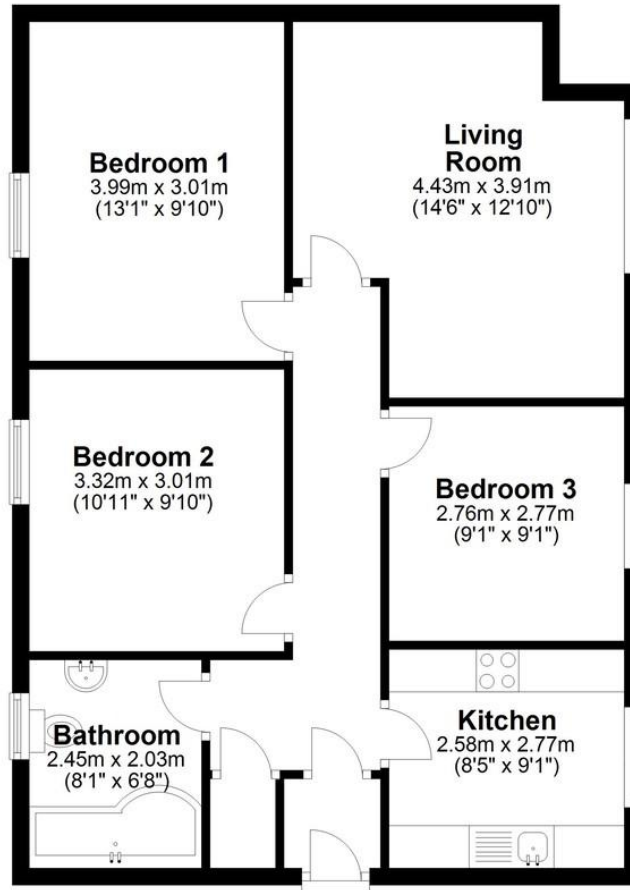
**Council Tax:**

Band C

**Local Authority:**

Cheshire West and Chester Council

## Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements