



**Hough Green | Chester | CH4 8JG**

**£240,000**

A spacious two bedroom ground floor apartment situated in the highly desirable Hough Green. A short walk from Chester City Centre this property is offered with NO ONWARD chain and ideal for either a owner/occupier or an investor. Recently decorated throughout. Viewing highly recommended!

## Property Description

### LOCATION

The property is set in the heart of sought after Hough Green which adjoins Curzon park. The City Centre, River Dee, Racecourse and Handbridge are within a short walking distance. Access to Chester Business Park and the A55 is simple.

### HALL

3' 0" x 16' 0" (0.93m x 4.90m) Accessed via the front door with intercom, underfloor heating and loft hatch.

### KITCHEN

7' 4" x 11' 6" (2.25m x 3.52m) With fitted floor and wall units, stainless steel sink unit, washer/dryer which is included. Oven with extractor hood over and newly fitted electric hob. UPVC double glazed window, partly tiled walls and underfloor heating.

### LIVING ROOM

15' 7" x 15' 0" (4.75m x 4.59m) With underfloor heating, heated ceiling and a large attractive UPVC double glazed bay window.

### BEDROOM ONE

15' 8" x 10' 9" (4.79m x 3.29m) With underfloor heating, heated ceiling and large attractive UPVC double glazed bay window.

### BEDROOM TWO

15' 8" x 10' 10" (4.79m x 3.31m) With underfloor heating, heated ceiling and UPVC double glazed window.

### W/C

3' 7" x 4' 10" (1.10m x 1.49m) With W/C, wash hand basin, tiled walls and tiled flooring.





## BATHROOM

3' 6" x 5' 7" (1.08m x 1.71m) With newly fitted shower cubicle with electric shower, wash hand basin, extractor fan and tiled flooring

## COMMUNAL GARDEN

To the front are attractive bushes and shrubbery which are maintained regularly and to the rear is parking for two cars.

## LEASEHOLD DETAILS

The property is held on the residue of a 999 year lease starting from January 1992 with 965 years remaining. We understand there is no ground rent payable and the service charge is £400 per annum which includes the building insurance and garden maintenance. The owner will have a quarter of the building's freehold.

## USEFUL INFORMATION

The apartment has recently been decorated following being rented out and has NO ONWARD CHAIN.

## VIEWING ARRANGMENTS

Viewings to be made directly via Changing Home estate agents by calling 01244 345664 or emailing [info@changing-home.co.uk](mailto:info@changing-home.co.uk)





## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</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