

PRESCOTT · HALL
SALES & LETTING AGENTS



- Two bedroom second floor flat
- Sought after location
- Allocated parking
- 1.5 miles from the heart of Chester

Bishopsgate, Hoole Lane, Hoole, Chester, CH2 3DD

Offers In Region Of £165,000



Property Description

FULL DESCRIPTION

PRESCOTT HALL wish to present to the market this TWO BEDROOM TOP-FLOOR APARTMENT situated in a PRIVATE GATED RESIDENCE in the sought after district of HOOLE, 2.5 miles north east of the city of CHESTER. The award-winning FAULKNER STREET is half a mile away from the development, where you will find a RANGE OF AMENITIES, BARS and RESTARAUNTS. A mile walk down the canal brings you to Chester, which provides a wide range of LEISURE, SHOPPING and TOURIST ATTRACTIONS and Chester Zoo is located approximately 3 miles away. The cities RAILWAY STATION is located 1.3 miles meaning this is a great location for commuters.

This spacious accommodation briefly comprises: ENTRANCE HALLWAY; LIVING ROOM; KITCHEN DINER; TWO BEDROOMS and BATHROOM. There is an ALLOCATED PARKING SPACE outside, within a secure GATED AREA. This property is offered with NO ONWARD CHAIN.

ENTRANCE HALL

10' 11" x 7' 0" (3.33m x 2.13m) Carpeting; storage cupboard housing fuse box; radiator; alarm panel; entry phone; loft access

LOUNGE

13' 1" x 14' 0" (3.99m x 4.27m) Carpeting; windows to side elevation; radiator; power points; TV points; views towards Clwydian mountain range.





KITCHEN DINER

15' 0" x 10' 0" (4.57m x 3.05m) Laminate flooring; window to front elevation; a range of floor and wall mounted kitchen units; integrated fridge/freezer/oven/extractor fan/dishwasher/washer dryer; stainless steel sink with rinse basin and drain board; radiator

BEDROOM ONE

18' 0" x 9' 0" (5.49m x 2.74m) Carpeting; window to side elevation; fitted wardrobes and chest of drawers; radiator; TV point

BEDROOM TWO

15' 0" x 7' 11" (4.57m x 2.41m) Carpeting; fitted wardrobes; radiator

BATHROOM

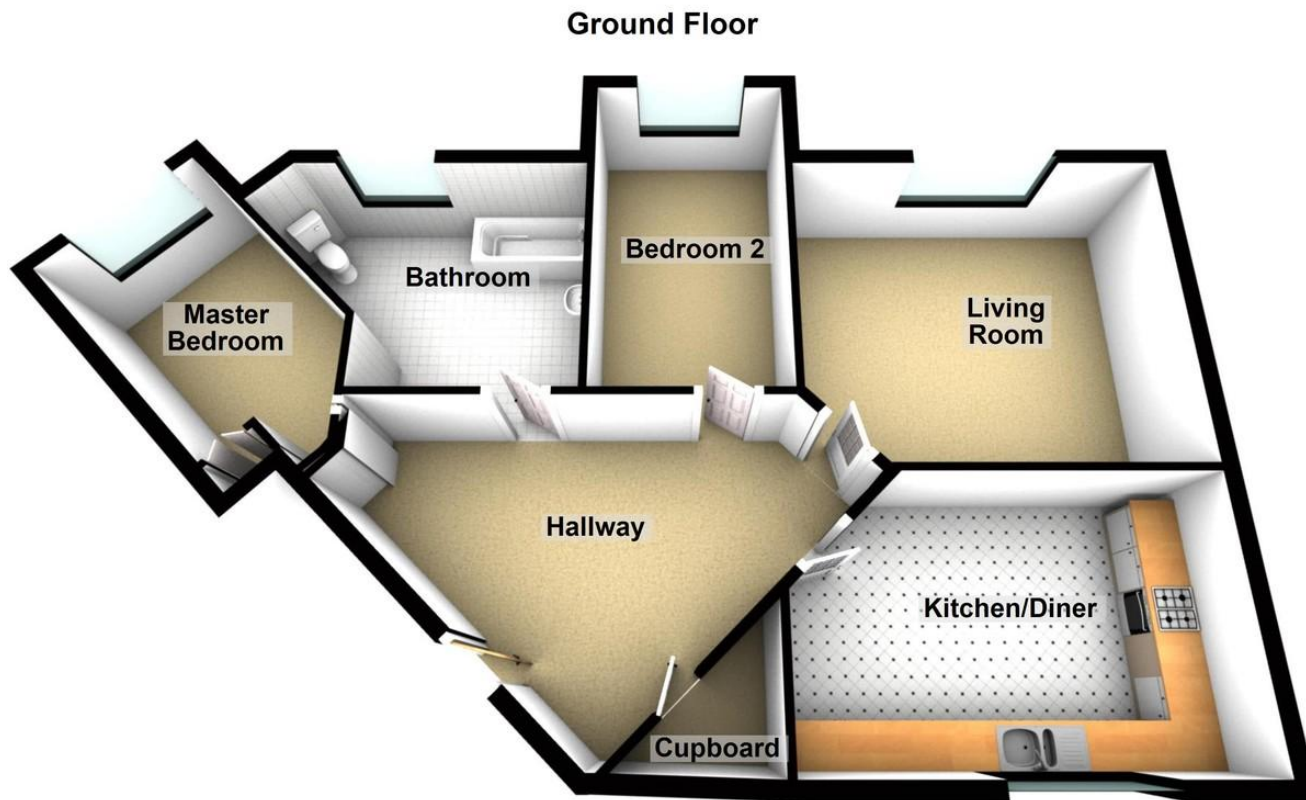
14' 0" x 8' 11" (4.27m x 2.72m) Floor to ceiling tiled walls; three piece bathroom suite comprising - WC/bathtub with shower over/pedestal wash basin; chrome heated towel rail; extractor fan; frosted window

LEASEHOLD

Ground Rent: Freehold Managers - £100pa/983 years remaining

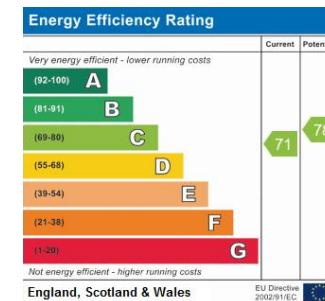
Service Charge: Scanlan's Property Management - £960pa

Building Insurance Premium: £191pa

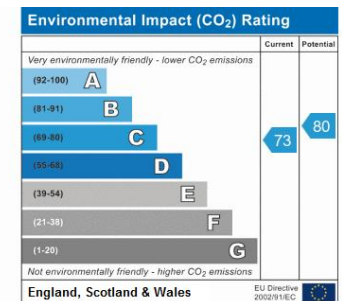


ABOUT CHESTER

Chester is the only city in Cheshire. Lying on the River Dee, close to the border with North Wales, it attracts tourists from the world over due to its historical Roman and medieval architecture. The city also offers Britain's second largest zoo, racecourse and Northgate Arena leisure centre, as well as the University of Chester campus. Chester offers excellent local transport links, as well as lying within easy reach of two international airports at Liverpool and Manchester.



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