

Cavendish

RESIDENTIAL

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Hoole Road

Chester, Cheshire CH2 3NH

**Reduced To
£125,000**

****PRICE REDUCTION** NEWLY MODERISED FLAT * FINISHED TO HIGH STANDARD * POPULAR & CONVENIENT LOCATION.** A beautifully presented and much improved one bedroom flat forming part of a converted period building along Hoole Road in the popular Chester suburb of Hoole. The accommodation briefly comprises: communal entrance hall with intercom entry system, entrance hall with built-in storage cupboard, living room which is open-plan to a newly fitted kitchen, bedroom and a well appointed shower room with walk-in shower. The property benefits from UPVC double glazing and has electric heating. The flat has recently been modernised and features a new kitchen, shower room, neutral decor and new flooring throughout. To the rear of the building there is a private car park with an allocated parking space. If you are looking for a low maintenance flat close to local amenities, the station and the city, then we would strongly urge you to view.

www.cavendishresidential.com

LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a newly opened Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields. The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within walking distance, as is the main line railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

COMMUNAL HALL

Wooden panelled entrance door with intercom entry system, communal lighting, staircase to the upper floors and door leading out to the car park. First Floor: Door to Flat 4.



ENTRANCE HALL

Telephone intercom entry system, coved ceiling, ceiling light point, Dimplex electric storage heater, wall cupboard housing the electrical consumer boards, hanging for cloaks and built-in storage cupboard. Doors to the Living Room/ Kitchen, Bedroom and Shower Room.



LIVING AREA/KITCHEN

An open-plan room incorporating a Living Area and Kitchen.



LIVING AREA

3.51m x 2.36m (11'6" x 7'9")

UPVC double glazed window, TV aerial point, telephone point, ceiling light point and contemporary wall mounted electric pebbled effect remote controlled fire. Open-plan to Kitchen.



KITCHEN

3.48m x 2.39m (11'5" x 7'10")

Newly fitted with a contemporary range of grey gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and a fitted breakfast bar. Inset single bowl Carron Phoenix stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring electric induction touch control hob with chimney style extractor and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, space for fridge/freezer, electric kick-board heater, ceiling light point, Dimplex electric storage heater, laminate wood strip flooring, access to part-boarded loft space and two UPVC double glazed windows.



BEDROOM

3.02m maximum x 2.31m (9'11" maximum x 7'7")

UPVC double glazed window, ceiling light point and Dimplex electric wall heater.



SHOWER ROOM

2.41m x 1.75m (7'11" x 5'9")

Newly fitted and well appointed suite comprising: tiled shower enclosure with Triton T80 electric shower and glazed shower screens; low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splash-back. Vinyl laminate wood strip flooring with waterproof membrane below, ceiling

light point, extractor, chrome ladder style electric towel radiator and UPVC double glazed window with obscured glass.



LOFT AREA

Useful part-boarded loft area, which is the full length of the flat with electrical power points, fluorescent strip lighting and retractable aluminium ladder.



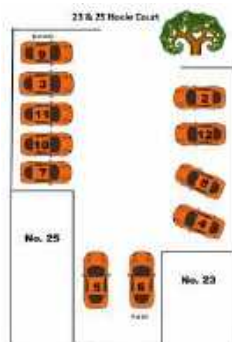
OUTSIDE

The property is located along Hoole Road. To the front there is paved area used for bin storage and a gated pathway to the main entrance door. Vehicle access at the rear leads to a gated residents car park with an allocated parking space.

ELEVATION



RESIDENTS PARKING



AGENT'S NOTE

- * Council Tax Band A - Cheshire West and Chester.
- * Tenure - Leasehold. We understand that the original term was 125 years from 1985.
- * Services - we understand that all mains electricity, water and drainage are connected.
- * Electric heating.
- * The property is on water rates.
- * Service charge - we understand that there is a service charge of £65 per month (2019) which includes buildings insurance, the fire alarm maintenance, the upkeep and cleaning of the communal areas, and window cleaning.
- * The flat has recently undergone (2019) a scheme of modernisation and improvement to include: new kitchen units and appliances; a new shower room; new flooring throughout; redecoration; and an electrical upgrade with a new consumer unit, electric storage heaters and electric heaters.
- * The building is managed by 23/25 Hoole Court Ltd.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge and along Hoole Road. The property will then be found after a short distance on the right hand side.

If approaching the residents car park at the rear of the building, continue over the Hoole Bridge and take the first turning right into Lightfoot Street. Then take the first turning left into Walker Street and second left into Tomkinson Street. The entrance to the residents car park will then be found at the top of Tomkinson Street.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

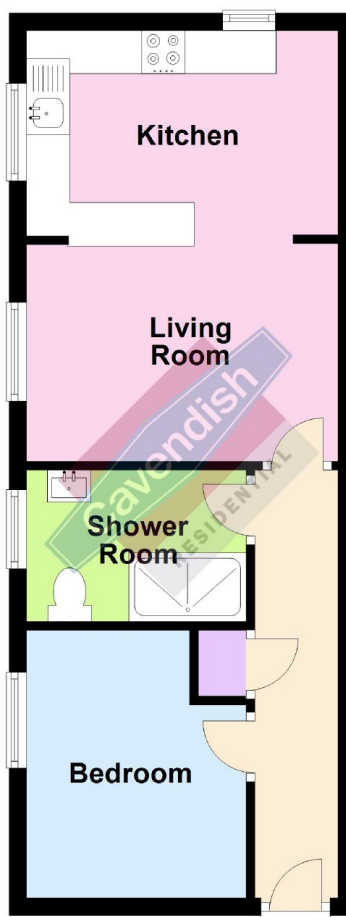
LOCAL PROPERTY EXPERT



PS/CC

First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 36.1 sq. metres (388.2 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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