



WESTMINSTER ROAD, HOOLE

£170,000

- GROUND FLOOR APARTMENT
- CONTEMPORARY DÉCOR
- OFF ROAD PARKING
- CLOSE TO HIGH STREET
- HIGH SPECIFICATION
- SITUATED IN HOOLE

WESTMINSTER ROAD, CHESTER, CH2 3AP



A contemporary ground floor flat that has been tastefully modernised throughout and benefits from two off-road parking spaces—a true luxury in Hoole. The current owner has completely renovated the property to the highest standards, including a new kitchen, bathroom, and flooring throughout.

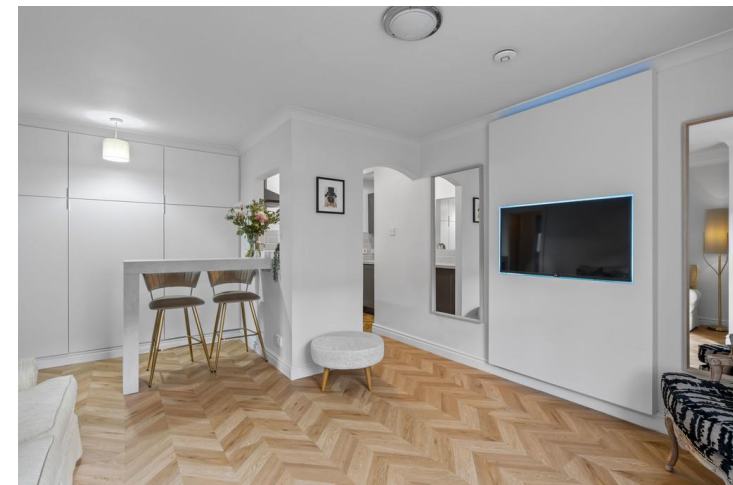
The property is part of a small development built in the 1990s and has been upgraded by the present owner. The accommodation comprises a private entrance and hallway, a living room with dining area, kitchen, bathroom, and double bedroom. There is also a good amount of storage incorporated into the property, plus the added bonus of allocated parking and a visitor space, which is quite rare in this location.

There is a remainder of a 999-year lease and relatively low management charges, making this property an attractive proposition for either a first-time buyer or an investor.

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, butcher, fruit and

veg shop, fishmonger, Sainsbury's Local, bakery, as well as a variety of café bars, restaurants, and public houses. There is also a recently opened Co-op Food. Open spaces in Hoole include Alexandra Park, which features tennis courts, bowling greens, and a children's play area, as well as the Coronation Playing Fields.

Service Charge (PA) £0
Ground Rent (PA) £720
999-year lease



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Council Tax:

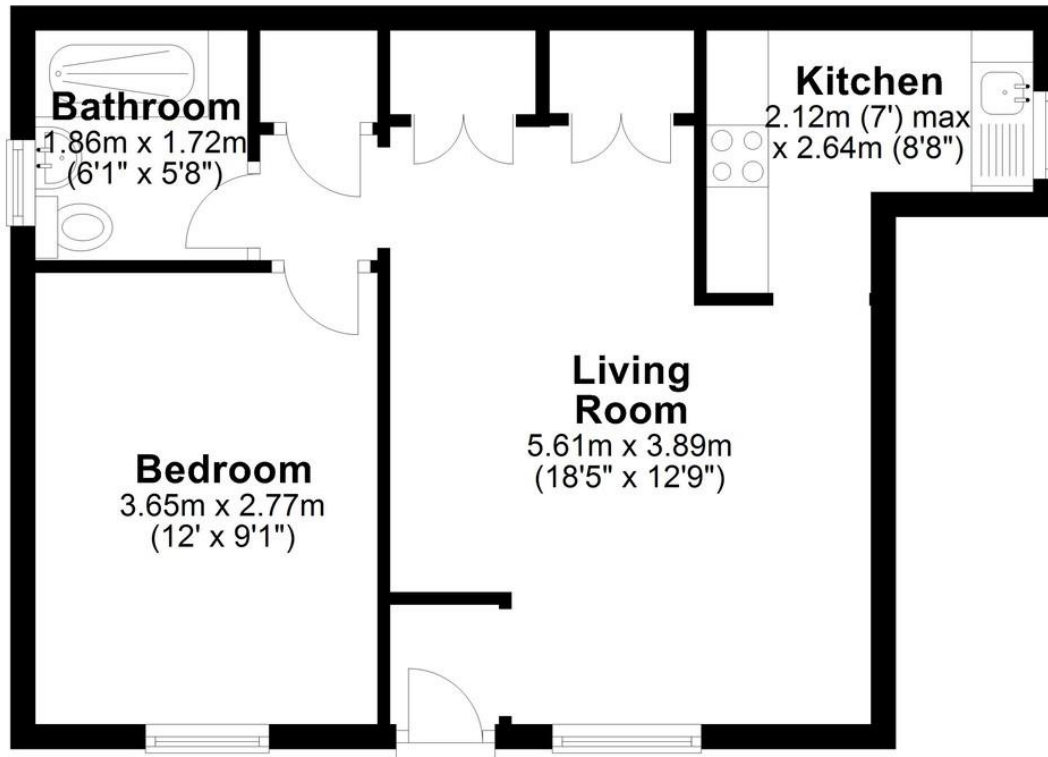
Band A

Local Authority:

Cheshire West and Chester Council

Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 39.6 sq. metres (426.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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