



EATON ROAD, HANDBRIDGE

£225,000

- SHARE OF THE FREEHOLD
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED CAR PARK SPACE
- SOUGHT-AFTER AREA
- MODERN INTERIOR

16 EATON ROAD, CHESTER, CH4 7EN



A charming two-bedroom, two-bathroom flat located in the sought-after area of Handbridge, offering the additional benefit of owning a 25% share of the freehold of the building.

Eaton Road lies in the heart of Handbridge, just a short stroll from the fantastic amenities the area has to offer, including coffee shops, parks, independent retailers, and a variety of pubs. Chester city centre is only a ten-minute walk away, accessible via the historic Old Dee Bridge.

The building is set back from Eaton Road and approached via a driveway, with parking spaces available to the front and rear. This flat shares its entrance hallway with only one other property, and stairs lead up to the second floor, where the front door to the flat is situated.

Upon entering, the property opens into a welcoming hallway, which features a double-door storage cupboard with a hanging rail and shelves, providing ample storage space. To the right, a doorway leads to the living room, a bright and airy space with a feature bare-brick chimney breast. An opening from the living room leads into the modern kitchen-diner, fitted with

cream shaker-style wall and base units topped with solid oak worktops. The kitchen is equipped with a double oven, electric hob, ceramic sink, and space for appliances.

The master bedroom, situated to the left, is a spacious double room with a three-piece en-suite shower room. The second bedroom, also a double, is served by the main bathroom, which includes a bath, WC, and sink.

As a top-floor flat, the property benefits from exclusive use of the building's loft. The lease currently has at least 102 years remaining, though this is a formality to extend, as the owner jointly controls both the lease and the freehold. Each owner contributes £100 per month to the management company. The new owner will become an equal shareholder and director, allowing them to influence the monthly payment amount (subject to mutual agreement with other owners). Additionally, the new owner will be a signatory for the management company bank account, granting them joint control over the funds.

Externally, the property benefits from off-road parking, including one allocated parking space, as well as an area designated for bin storage.



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Council Tax:

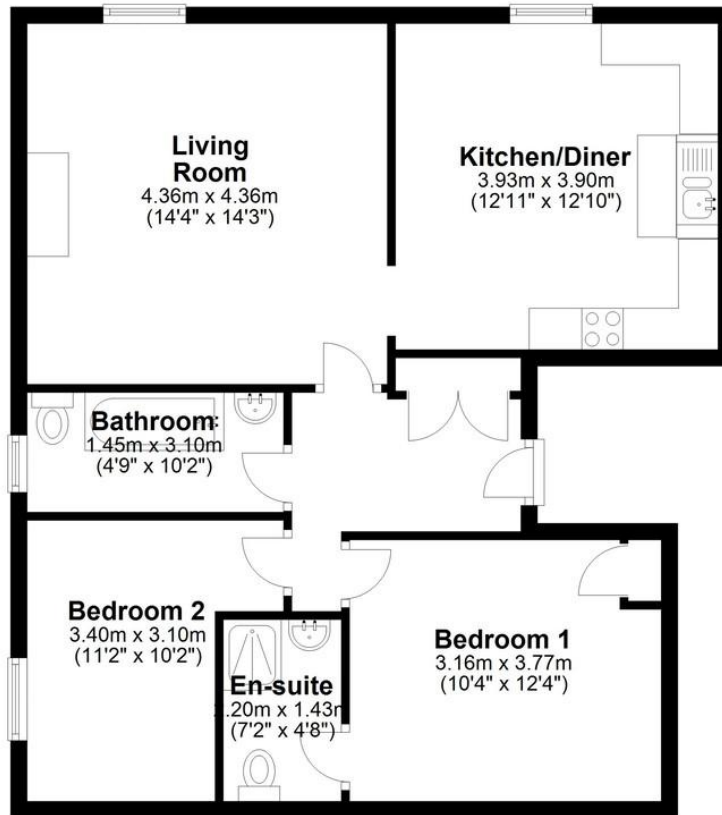
Band D

Local Authority:

Cheshire West and Chester Council

Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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