



## **BIRCH TREE COURT, WEST STREET,**

**£120,000**

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- OPEN PLAN LIVING ROOM
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- SITUATED IN HOOLE

# WEST STREET, CHESTER, CH2 3PH



Ground floor flats with their own private entrance, a secluded courtyard, and off-road parking in Hoole, Chester, within this price range, are an exceptionally rare find. If this property catches your eye, we highly recommend acting quickly to avoid missing out!

This charming home is ideal for a range of buyers, whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a lucrative opportunity, or someone looking to downsize without compromising on location or convenience.

Situated on West Street, in the heart of the highly sought-after Hoole area, this property benefits from an array of excellent local amenities right on its doorstep. Hoole's vibrant village centre offers an eclectic mix of independent shops, cafés, and restaurants, while Chester city centre is within easy reach, approximately a 10-minute walk away. Chester Train Station is also nearby, providing excellent transport links for commuters.

## Accommodation:

Flooded with natural light, the property briefly comprises an entrance porch leading into a well-

proportioned open-plan lounge and kitchen area, complete with a useful storage cupboard. The bathroom features a bathtub with an overhead shower, a washbasin, and a WC. The spacious double bedroom benefits from two windows, allowing for plenty of natural light.

## Outside Space & Parking:

Externally, the property boasts a private courtyard area - perfect for outdoor seating or potted plants - which leads directly to the car park. Here, there is an allocated parking space for one vehicle, offering both security and convenience.

## Additional Information:

Gas central heating throughout

Leasehold property with approximately 958 years remaining

Managed by Fords, with a service charge of £70 per month, covering building insurance and maintenance of communal areas

This is a fantastic opportunity to secure a well-presented ground floor flat in a prime Chester location. Early viewing is strongly advised!



# WEST STREET, CHESTER, CH2 3PH



**Council Tax Band:** A

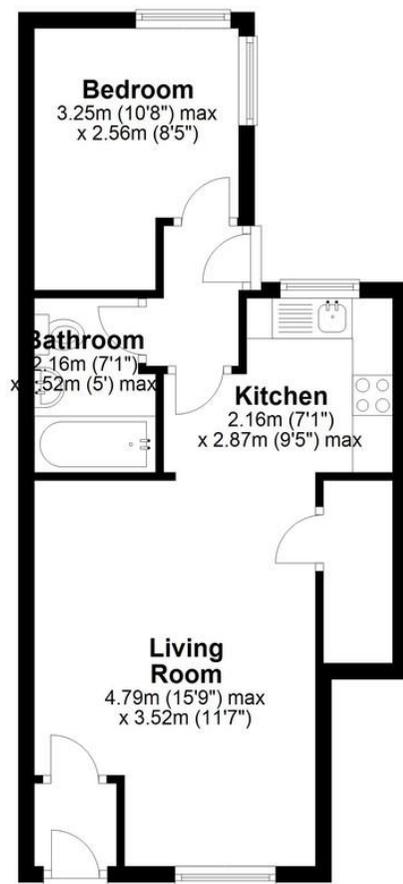
**Local Authority:** Cheshire West and Chester Council

**Tenure:** Leasehold (958 Years)

**Service Charge (per annum):** £840

**Ground Rent (per annum):**

### Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Urban Sale and Let  
 19 Charles Street  
 Hoole  
 Chester  
 Cheshire  
 CH2 3AY

01244 886 636  
 info@urbansaleandlet.co.uk  
 www.urbansaleandlet.co.uk

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