



CHARLTON COURT, HOOLE ROAD

£230,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- VIEWS OVER HOOLE PLAYING FIELDS
- FITTED WARDROBES
- ALLOCATED CAR PARKING
- SITUATED IN HOOLE



CHARLTON COURT, HOOLE ROAD

2
BED

2
BATH

1
RECEPTION

Situated in the heart of one of Chester's most sought-after suburbs, this well-appointed two-bedroom apartment at 10 Charlton Court offers spacious, modern living with the added benefit of scenic views across the green open space of Hoole Playing Fields.

Inside, the property is thoughtfully designed and presented to a high standard. The large bay-fronted living room is a standout feature, filling the space with natural light and providing a charming view across the park, making it an inviting place to relax or entertain. The separate kitchen is fitted with a range of oak-effect wall and base units and includes a variety of integrated appliances, offering a practical and stylish workspace for everyday cooking.

Both bedrooms are generous in size and benefit from fitted wardrobes, providing ample storage without compromising floor space. The master bedroom further benefits from a contemporary en suite shower room, while the second bedroom is served by a separate, well-finished family bathroom, making the layout ideal for guests or sharers.

Externally, the property includes an allocated parking space for one vehicle, along with visitor

parking available within the development. Charlton Court is a well-maintained and peaceful residential complex, offering secure entry and communal areas in a prime location.

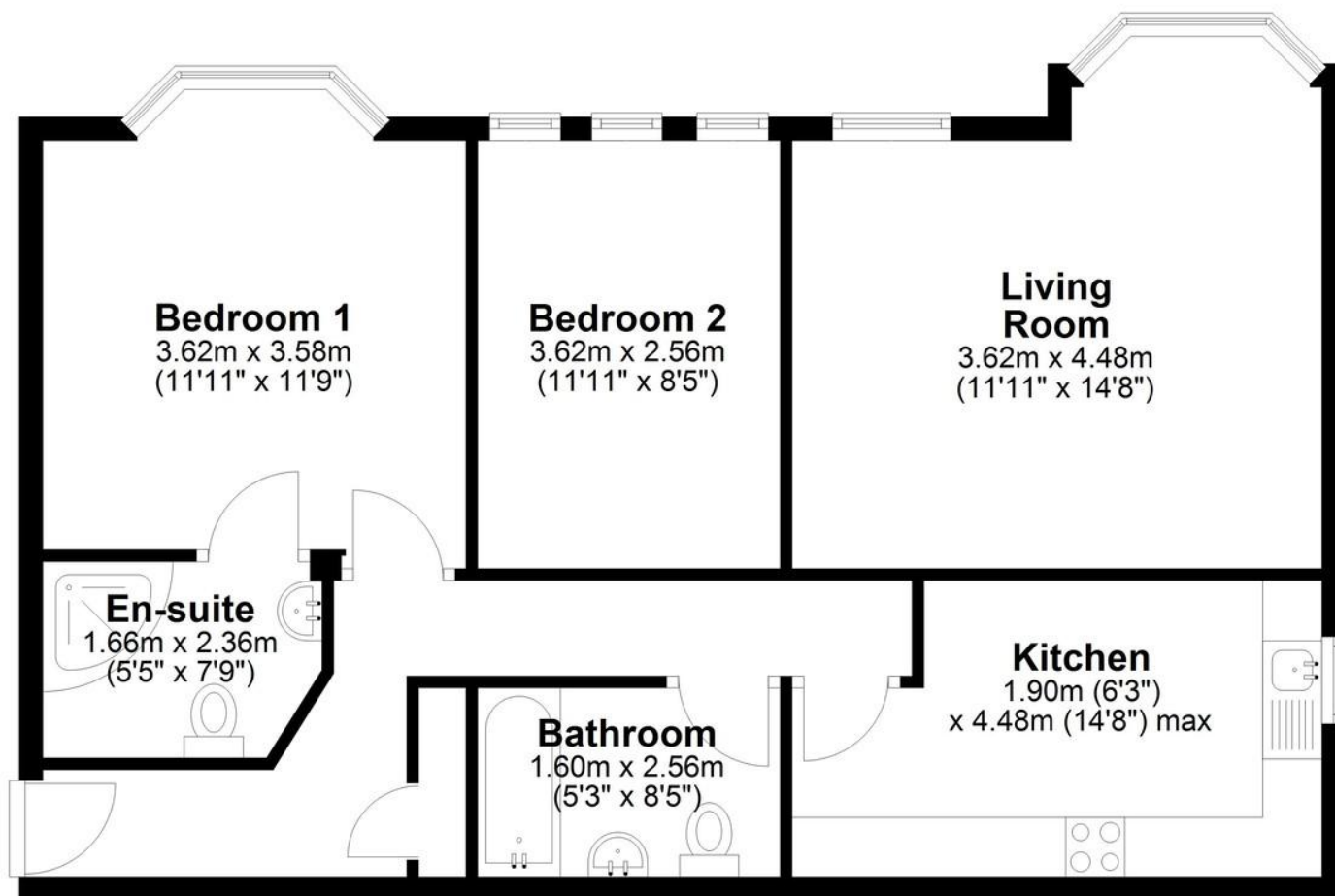
The apartment's position in Hoole is truly one of its strongest assets, Hoole is a thriving and welcoming community just a short walk from Chester city centre and the mainline railway station. The area is renowned for its independent shops, award-winning cafes and restaurants, artisan bakeries, and lively pubs. It strikes the perfect balance between the convenience of city living and the friendliness of a village-like atmosphere.

For commuters, the location is ideal, with easy access to the A56, M53, and nearby rail links providing direct routes to Manchester, Liverpool, and London. Whether you're looking for a peaceful retreat with green views or a vibrant neighbourhood filled with local charm, this apartment offers the best of both worlds.





Second Floor



TOTAL FLOOR AREA

756 sq ft / 70 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Leasehold (225 Years)

SERVICE CHARGE (PA)

£1,944

GROUND RENT (PA)

EPC

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

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