

81 Thomas Brassey Close, Hoole, Chester, CH2 3AE

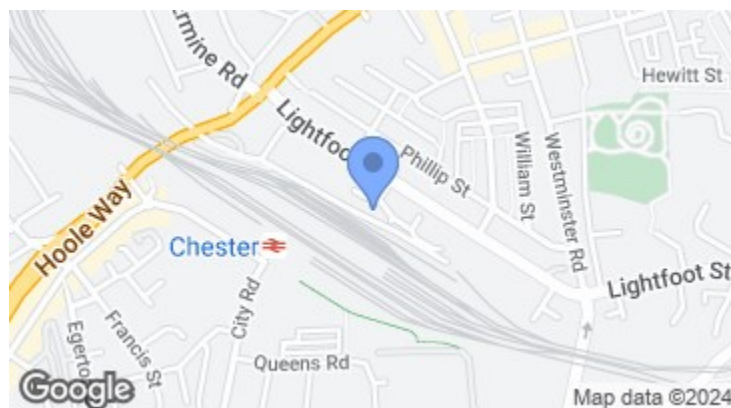


14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

81 Thomas Brassey Close

Hoole, Chester,
CH2 3AE

£180,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

*** CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES IN HOOLE, THE CHESTER RAILWAY STATION & CITY CENTRE *** A two bedroom apartment forming part of a modern development, built in the late 1990's, ideally located off Lightfoot Street in the popular area of Hoole. The accommodation briefly comprises: communal hall, entrance hall, kitchen, living room, bedroom one, bedroom two, and bathroom. Thomas Brassey Close is set within maintained grounds with resident's parking areas.



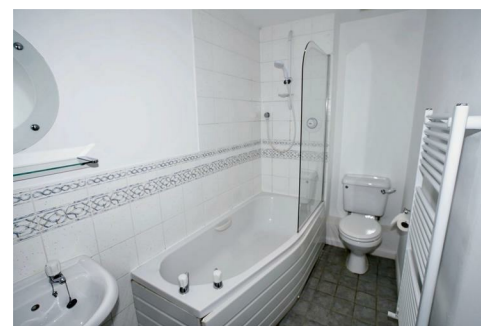
www.cavendishproperties.co.uk

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 recently 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 ACCOMMODATION
COMPRISES:**

COMMUNAL ENTRANCE HALL
HALLWAY

**LIVING ROOM****KITCHEN****BEDROOM ONE****BEDROOM TWO****BATHROOM****OUTSIDE**

Thomas Brassey Close is set within maintained grounds with resident's parking areas.

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 onto Hoole Road. Then take the first turning right into Lightfoot Street and right again into Thomas Brassey Close.

TENURE

* Tenure - understood to be Leasehold. Remainder of 999 years from 1st of August 1998.

* Ground Rent - Included in Service Charge

* We are advised that the service charge, which includes the ground rent, is currently £91.89 per month (£1,102.68 per annum) 2024.

* The managing agents are Onward Homes.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

**ANTI MONEY LAUNDERING
REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION
REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

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

VIEWINGS

By appointment through the Agents
Chester Office 01244 404040

FLOOR PLANS - included for
identification purposes only, not to scale.