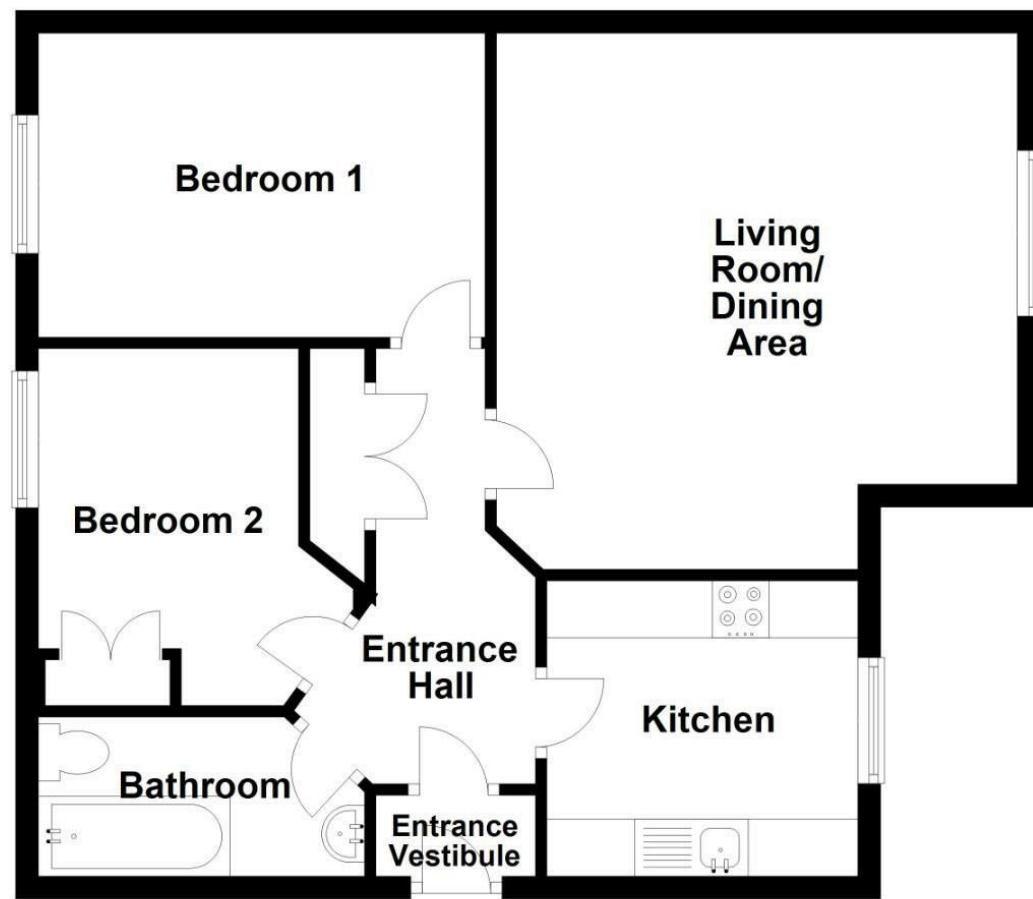


81 Thomas Brassey Close, Hoole, Chester, CH2 3AE

### First Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 58.7 sq. metres (631.6 sq. feet)



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	EU Directive 2002/91/EC	79	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## 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](http://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**

Glazed entrance door with intercom entry system, individual letterboxes, communal lighting and staircase to the upper floors.

**FIRST FLOOR**

Door with security peep hole to the apartment.

**ENTRANCE VESTIBULE**

1.37m x 0.97m (4'6" x 3'2")  
Ceiling light point, laminate wood strip flooring, hanging for cloaks. Door to entrance hall.

**ENTRANCE HALL**

Ceiling light point, mains connected smoke alarm, single radiator with thermostat, laminate wood strip flooring, and built-in storage cupboard housing the electrical consumer board. Doors to the living room, kitchen, bedroom one, bedroom two and bathroom.

**LIVING ROOM/DINING AREA**

4.67m x 4.19m (15'4" x 13'9")



UPVC double glazed window overlooking Lightfoot Street, two ceiling light points, digital thermostatic heating controls, two double radiators, BT master socket, and TV aerial point.

**KITCHEN**

2.72m x 2.57m (8'11" x 8'5")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, plumbing and space for slimline

dishwasher, space for tall fridge/freezer, electric kickboard heater, tiled floor, ceiling light point, built-in wine rack wall cupboard housing a Main Eco Compact combination condensing gas fired central heating boiler, central heating and hot water controls, and UPVC double glazed window overlooking Lightfoot Street.

**BEDROOM ONE**

3.94m x 2.69m (12'11" x 8'10")



UPVC double glazed window overlooking the rear, ceiling light point, and double radiator with thermostat.

**BEDROOM TWO**

3.02m x 2.39m (9'11" x 7'10")



UPVC double glazed window, ceiling light point, single radiator with thermostat, and fitted double wardrobe with hanging rail and shelving.

**BATHROOM**

2.74m x 1.47m (9' x 4'10")



White suite comprising: panelled bath with Aqualisa shower over and glazed shower screen; low level WC; and pedestal wash hand basin. Wall tiling to bath and shower area, tiled floor, fitted wall mirror, glass shelf, electric shaver point, two recessed LED ceiling spotlights, ladder style towel radiator, and extractor.

**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.

\* Thomas Brassey Close is managed by Contour Property Services Ltd.

**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.

PS/PMW