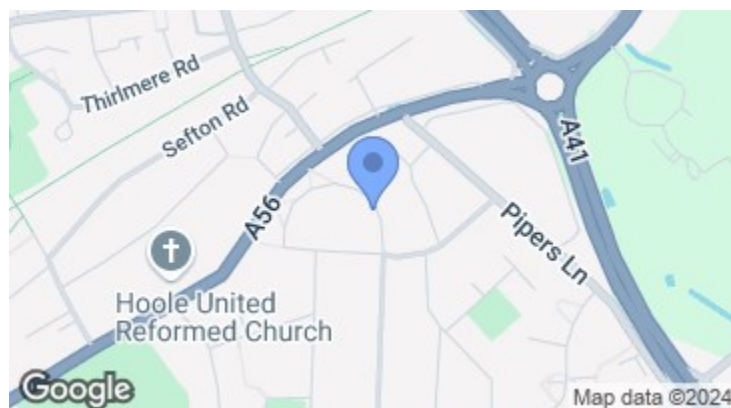


FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN: 814 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	78	78
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Flat 28, Alderney House Willow Crescent

Hoole, Chester,
CH2 3LX

£130,000

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.

* LARGE TWO BEDROOM FLAT LOCATED CLOSE TO HOOLE * NO ONWARD CHAIN. A spacious two bedroom first floor flat forming part of Alderney House which is located along Willow Crescent close to Hoole Road and within the popular suburb of Hoole. The accommodation briefly comprises: entrance vestibule with open storage area, entrance hallway with built-in cupboard, a double cupboard and walk-in cupboard, kitchen, dining room, living room, two good sized bedrooms and bathroom. The property benefits from double glazing, gas central heating with a modern condensing combination boiler, and a telephone intercom entry system. Alderney House is set within maintained communal grounds with communal parking area to the rear and a useful brick-built store.



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



Entrance door with intercom entry system and staircase to the first floor. There is also a rear entrance door to the building with access to the communal outside area and store.

FIRST FLOOR

Door with security peephole and letterbox to the flat.

ENTRANCE VESTIBULE

Ceiling light point, and alcove with hanging rail and shelf. Opening to entrance hall.

ENTRANCE HALL



Ceiling light point, mains connected smoke alarm, telephone intercom entry system, thermostatic heating controls. double radiator, built-in storage cupboard housing the electric meter and electrical consumer board, built in double cupboard with hanging rail and storage cupboard above, and useful walk-in storage cupboard. Doors to the kitchen, dining room, bedroom one, bedroom two and bathroom.

WALK-IN STORAGE CUPBOARD

1.24m x 1.02m (4'1" x 3'4")

Walk-in storage cupboard with fitted shelving.

KITCHEN

3.56m max x 1.88m max (11'8" max x 6'2" max)



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to wall surface areas. Space for electric cooker with extractor above, plumbing and space for washing machine, space for tall fridge/freezer, tiled floor, ceiling light point, wall mounted Baxi Platinum combination condensing gas fired central heating boiler, built-in cupboard with louvred door and storage cupboard above, and UPVC double glazed window with extractor.

DINING ROOM

3.99m x 2.51m (13'1" x 8'3")



UPVC double glazed window overlooking Willow Crescent,

BT Openreach master socket, coved ceiling, ceiling light point, and double radiator with thermostat. Opening to the living room.

LIVING ROOM

3.56m x 3.02m (11'8" x 9'11")



UPVC double glazed window enjoying a pleasant outlook over a wooded green towards Hoole Road, double radiator with thermostat, coved ceiling, ceiling light point, and TV aerial point.

BEDROOM ONE

3.76m x 3.40m (12'4" x 11'2")



UPVC double glazed window enjoying a pleasant outlook over a wooded green towards Hoole Road, ceiling light point, and double radiator with thermostat.

BEDROOM TWO

3.78m x 2.72m (12'5" x 8'11")



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

BATHROOM

1.98m x 1.78m (6'6" x 5'10")



Comprising: panelled bath with Triton electric shower over, shower curtain and rail; pedestal wash hand basin with mixer tap; and low level WC. Fully tiled walls, tiled effect flooring, double radiator with thermostat, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE



Alderney House occupies a pleasant position along Willow Crescent close to Hoole Road and overlooks a lovely wooded green. There is some residents parking available to the rear of the building together with a shared courtyard area and a useful brick-built-store.



OUTSIDE STORE

2.46m x 1.19m (8'1" x 3'11")



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 and along Hoole Road. Follow Hoole Road for some distance and take the turning right after Park Drive into Pipers Lane. Then take the second turning right into Willow Grove and the second turning right again into Willow Crescent. Alderney House will then be found after some distance on the right hand side overlooking a wooded green. (To approach the rear of Alderney House take the first turning right off Pipers Lane, from the Hoole Road end, and at the fork bear right).

TENURE

- * Tenure - Leasehold. Term : 125 years from 25th April 1988. Purchaser's should verify this information via their solicitor.
- * Service charge - we are advised that the current service charge is £80.34 per month (2024/2025). This includes the exterior maintenance of the building, the stairways, buildings insurance and garden maintenance.
- * Ground Rent - the current annual ground rent is £10.00 (2024)
- * The development is managed by Sanctuary Housing. email: homeownership@sanctuary-housing.co.uk

COUNCIL TAX

* Council Tax Band A - Cheshire West and Cheshire Council.

AGENTS NOTES

- * Services - Mains electricity, water, gas and drainage are connected.
- * The water meter is in the cupboard in the kitchen.
- * The gas meter is in the cupboard under the sink in the kitchen.

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

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW