



3 Ermine Road
HOOLE, CHESTER

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Rare investment opportunity comprising 4 beautifully presented self-contained apartments within easy walking distance to Hoole village and Chester city centre.



FEATURES

- Comprising four beautifully presented self-contained apartments
- Turnkey investment opportunity
- Desirable location in Hoole
- Walking distance to Chester city centre
- Currently fully managed
- Freehold
- Total size: 1,764 sq ft (166 sq m)

DESCRIPTION

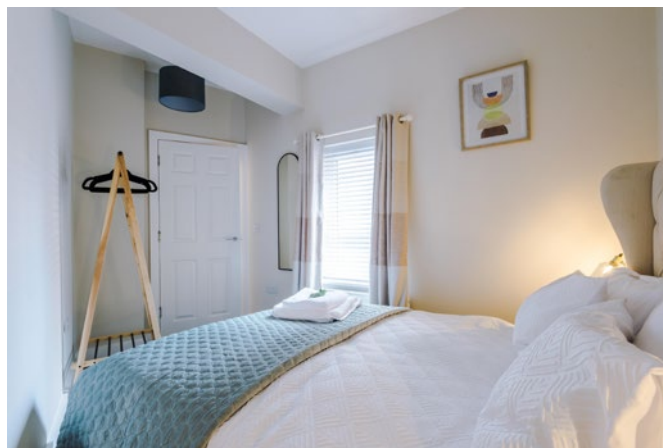
3 Ermine Road has been meticulously re-designed to create four elegantly refurbished and fully furnished apartments, spanning three floors. Currently operating as short-term serviced accommodation under full management, this presents a perfect turnkey investment. However, the versatility of the property allows buyers the flexibility to adjust to long-term letting arrangements as desired.

Apartment 1, the largest of the four, enjoys a spacious layout across the first and second floors. The lower level enjoys an entrance hall leading to a bright, well-appointed kitchen/ diner with a bathroom and utility at the back. To the left there is a bright and considered lounge. Upstairs, there are two good sized double bedrooms, both with fitted storage.

Apartments 2, 3, and 4 each boast their own unique layouts, designed with modern living in mind. These apartments feature an open-plan kitchen, living, and dining space, complemented by doubled bedrooms and contemporary bathrooms.

All four apartments are presented to an exceptional standard with high-quality furnishings throughout. Newly fitted kitchens showcase premium appliances, while the sleek bathrooms are equipped with both bath and shower facilities, chic white sanitary ware and modern tiling.

Whether you're seeking a hassle-free investment with immediate income potential, or a property with adaptable rental possibilities, this property offers an outstanding and rare opportunity.



LOCATION

The property is situated a short stroll away from the vibrant suburb of Hoole, renowned for its charming, community-driven atmosphere and its exceptional selection of independent shops, restaurants, and bars. Recently recognised by 'The Times' as one of the coolest places to live in the UK, Hoole combines a trendy yet welcoming ambiance.

Chester's historic city centre is also within walking distance, offering a rich blend of shopping, dining, and cultural experiences. From the iconic Chester Rows to scenic riverside walks along the River Dee, the city presents a perfect mix of heritage and modern convenience. Beyond the city centre there are several out of town retail parks including the nearby Cheshire Oaks at Ellesmere Port and Broughton Shopping Centre.

The property is well located for access to Chester Business Park, The University of Chester and other key employment centres. It is well connected to major road networks, and it is within easy commuting distance to Liverpool, Manchester, and beyond.

Chester train station is within 10-minute walking distance, providing direct connections to London Euston in two hours, ideal for professionals and frequent travellers.





TENURE

Freehold

BUSINESS RATES

The property has a current rateable value of £13,500

METHOD OF SALE

Private treaty.

SERVICES

All mains services

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

EPC'S

Flat 1 - C Rating

Flat 2 - C Rating

Flat 3 - C Rating

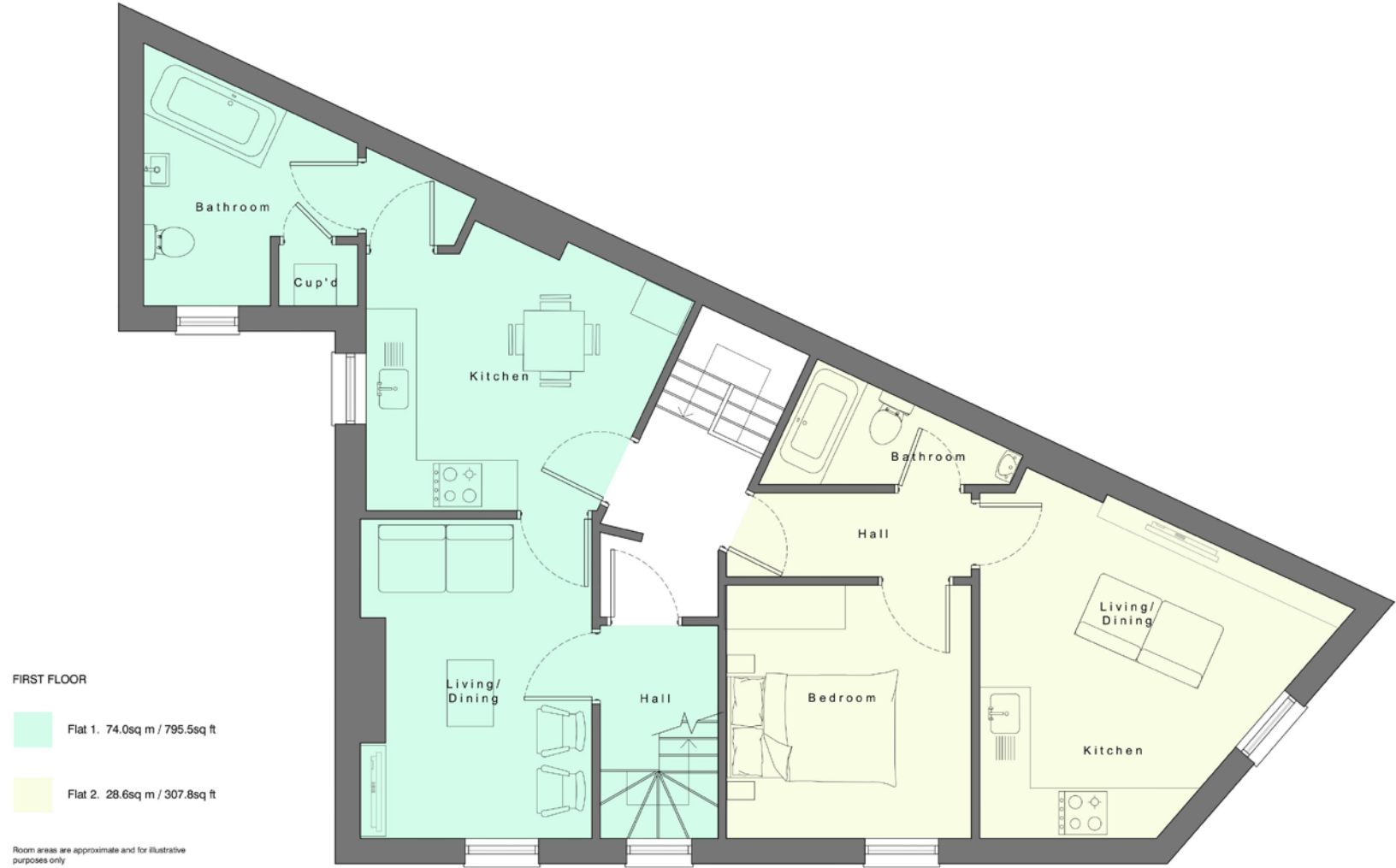
Flat 4 - D Rating



FLOORPLAN



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Flat 1 - 796 sq ft (75 sq m)

Flat 2 - 308 sq ft (29 sq m)

Flat 3 - 374 sq ft (35 sq m)

Flat 4 - 286 sq ft (27 sq m)

Total internal area - 1,764 sq ft (166 sq m)



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