



Brook Lane Shops, Brook Lane, Chester CH2 2EB

welcome to

Brook Lane Shops, Brook Lane, Chester

NOTHING TO PAY A spacious and beautifully appointed 1st floor apartment in a central location with easy access to local amenities and a short walk to Hoole village and Chester city centre. Unusually, there are no service charges or ground rent, and there is some private outdoor seating space.



Entrance Hall

With timber-effect flooring, coat hanging space, and a meter cupboard with a display shelf over.

Lounge/Kitchen/Dining Room

27' x 9' 8" (8.23m x 2.95m)

A large, light open plan space with uPVC double glazed windows to the front and rear elevations, and timber-effect laminate flooring throughout in contemporary style. The kitchen area is fitted with an extensive range of white kitchen units, both wall and base, work surfaces with cupboards under, an inset stainless steel sink and drainer unit with mixer tap over, space and plumbing under work surface for a washing machine, space for an electric cooker, a matching range of wall cabinets, tiled splashback, a uPVC double glazed window to the front elevation with display sill, and a wall-mounted extractor. The lounge/dining space has timber-effect laminate flooring, ample space for sitting/dining, and two radiators.

Inner Hall

With continuation of the timber-effect laminate flooring, coved ceiling, high-level shelving, and doors of to all rooms.

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

With a uPVC double glazed window to the rear elevation, timber-effect laminate flooring, coved ceiling, built-in boiler cupboard with gas-fired Combi boiler for central heating and domestic hot water, with storage over.

Bedroom Two

9' 9" x 7' 2" (2.97m x 2.18m)

With a uPVC double glazed window to the front elevation overlooking the outside terrace, timber-effect laminate flooring, coved ceiling, and a radiator.

Bathroom

Bathroom suite comprising a panel bath in a tiled surround with an electric shower over, pedestal wash basin, low level WC, tiled floor and complementary contrast wall tiling, a vertical chrome towel rail/radiator.

Outside Space

The metal staircase from the driveway at the rear of the shops leads to a very pleasant, sheltered sun-trap with flagged and artificial grass terrace bounded by screened fencing, which provides a remarkably private and sunny retreat.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Brook Lane Shops Brook Lane, Chester

- ZERO STAMP DUTY
- ZERO GROUND RENT
- ZERO SERVICE CHARGE
- NO DISTANCE TO SHOP
- NOTHING TO STOP YOU . . .

Tenure: Leasehold EPC Rating: D Council Tax Band: A

This is a Leasehold property with details as follows:

Term of Lease 210 years from 15 Sep 2006.

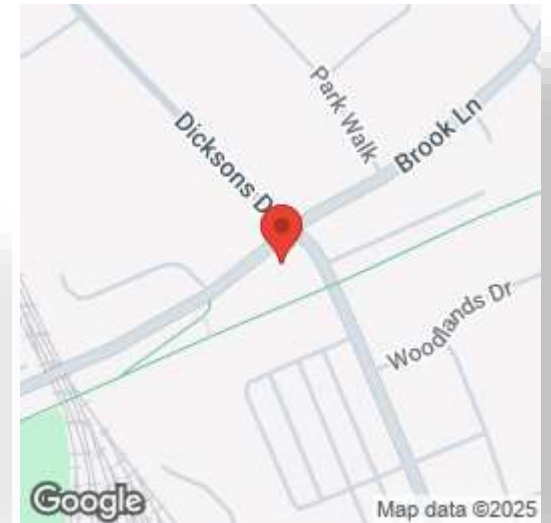
Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118343 - 0006

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