



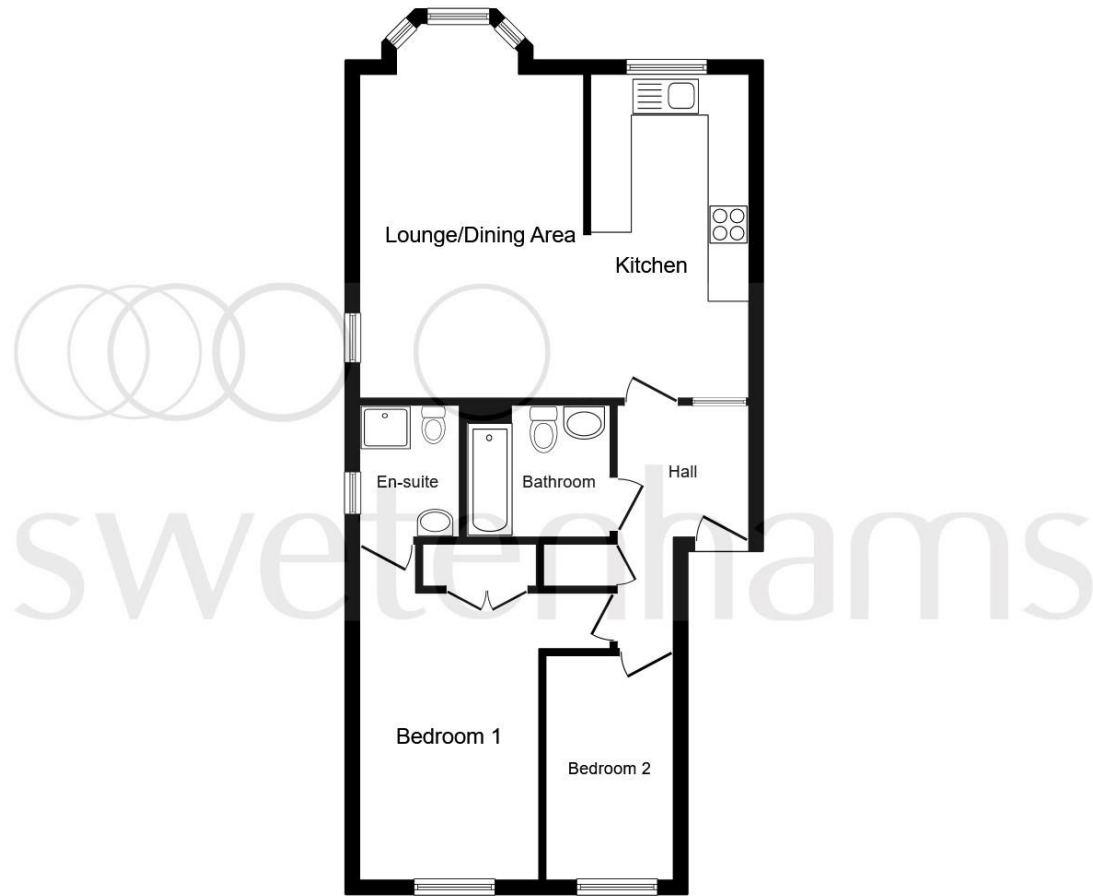
Wycliffe Court, Hoole, Chester CH2 3HA

welcome to

Wycliffe Court, Hoole Chester

With extensive PARKING for both residents and visitors, this lovely well-maintained and presented 2-bedroom 2-bathroom GROUND FLOOR APARTMENT is in a prestigious development close to the thriving commercial hub of Hoole and convenient for the canal and walks to Chester city centre.





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.focalagent.com

Communal Entrance

Communal entrance door with intercom and remote opening into the Entrance Hall.

Communal Hall

A well-kept hallway with post-box.

Apartment Entrance Hall

With timber-effect laminate flooring, space for a cloakroom cupboard, radiator, and a door off to a useful storage cupboard with fitted fuse board.

Lounge/Dining Area

16' plus bay x 10' 10" (4.88m plus bay x 3.30m)

A lovely open plan living space, extremely well appointed, with an attractive splay bay window to the front elevation with inset uPVC double glazed panels overlooking the communal gardens, radiator, a further double glazed window to the side elevation, timber-effect flooring, and recessed ceiling spotlights.

Kitchen

15' 6" x 7' 8" (4.72m x 2.34m)

Fitted with a range of wall, base and drawer units with complementary timber-effect work surfaces with drawers and cupboards under, inset 4-ring gas hob

with fitted fan unit over, Integral oven and grill combination unit, Integral dishwasher and washing machine, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, a wall-mounted gas-fired boiler for central heating and domestic hot water in a matching cupboard surround, complementary wall tiling, integral wine rack, integral fridge and freezer, a swivel shelving unit with desk or breakfast bar at the bottom, radiator, glazed panel from the hallway, a large porthole window to the living space, timber effect laminate flooring, and a uPVC double glazed window to the front elevation with views over the communal garden space.

Bedroom One

14' x 8' 9" plus entrance (4.27m x 2.67m plus entrance)

With a uPVC double glazed windows to the rear elevation, radiator, a built-in wardrobe cupboard with hanging space and shelving, timber-effect laminate flooring, and a door leading into the en-suite shower room.

En-Suite Shower Room

Comprising a corner shower cubicle with sliding shower screen doors and thermostatic shower valve, low level dual flush WC, wash basin with tiled

splashback, electric shaver point, ceiling-mounted extractor, recessed ceiling spotlights, tiled flooring, and a frosted uPVC double glazed window to the side elevation.

Bedroom Two

10' 11" x 6' 2" (3.33m x 1.88m)

With a uPVC double glazed window to the rear elevation, and a radiator.

Bathroom

A white bathroom suite comprising a panelled bath in a tiled surround with mixer tap, shower attachment and shower screen, pedestal wash basin with tiled splashback, low-level dual flush WC, electric shaver point, recessed ceiling spotlight, ceiling-mounted extractor fan, radiator, tile-effect flooring, and complementary part-tiled walls to dado height with feature band.

Externally

Each apartment has a private allocated parking space. In addition, there are multiple visitor spaces. Pleasant and well-maintained communal gardens are adjacent to each block, and there is a lockable bike store and a bin storage area.



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welcome to

Wycliffe Court, Hoole Chester

- A Well Maintained and Presented 2-Bedroom Apartment
- Ground Floor
- Open Plan Living Space
- Bathroom plus En-Suite
- Extensive Parking for Residents and Visitors
- Close to Hoole, the Canal and Chester City Centre

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

£190,000



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Property Ref:
CHS118694 - 0002

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This is a Leasehold property with details as follows:
Term of Lease: 999 years from 01 Jan 2001.

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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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