



Flat 5, Redland House, 64 Hough Green

£325,000

SUPERB TWO BEDROOM APARTMENT • SET ON SOUGHT AFTER HOUGH GREEN • LARGE GARDEN TERRACE WITH SUNNY ASPECT •
 WITHIN PRESTIGIOUS DEVELOPMENT REDEVELOPED IN 2011 • MODERN AND SPACIOUS THROUGHOUT • ALLOCATED PARKING •
 COMMUNAL GARDENS TO REAR • INTERNAL VIEWING HIGHLY RECOMMENDED

Modern two bedroom apartment in prestigious Hough Green development. Spacious open plan living, stylish kitchen, terrace, allocated parking and excellent transport links. Early viewing advised.

Council Tax band: TBD

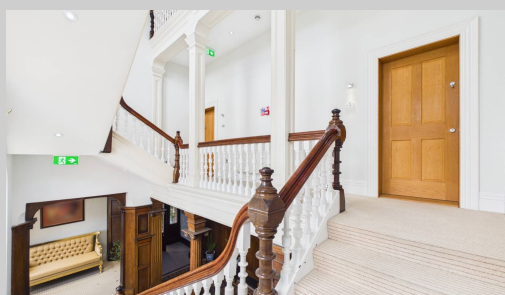
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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LOCATION

The property is set on sought after Hough Green set just to the west of Chester City Centre and adjacent to Curzon Park. The City Centre and Handbridge are within walking distance. The entrance to Westminster Park is opposite and offers a variety of activity facilities. High quality shops within Handbridge and Westminster Park are close at hand. Chester Business Park, Airbus, Broughton Retail Park and the main A55 are easily accessed by car.

THE BUILDING

The apartment is part of the superb redevelopment of the historic and renowned Redland House completed around 15 years ago. This stunning and most impressive building now provides the apartment with the most beautiful communal hallway and stairs. There is a gated entrance and parking area. Alarm and CCTV systems. Communal garden to rear.

HALL

With oak floor, small store cupboard and vertical radiator.

LOUNGE/DINER

17' 4" x 20' 9" (5.28m x 6.32m)

A very spacious dual purpose room with large bay window to the front to give views towards Westminster Park. There is an oak floor, recessed spotlights and a small neat timber stairway to the balcony. Vertical radiator and conventional radiator.

KITCHEN

5' 7" x 9' 5" (1.70m x 2.87m)

A compact but well appointed Kitchen with a range of fitted floor and wall units with granite worktops. Frankie stainless steel sink. Oak floor and partly tiled walls. Double glazed sash window. Integral fridge/freezer and dishwasher. 5 ring gas hob with oven and grill below and stainless steel extractor hood over. Worcester combi boiler. Space for a washing machine.

BATHROOM

9' 10" x 5' 5" (3.00m x 1.65m)

With a white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower and screen. Heated towel rail, extractor fan and recessed spotlights. Tiled floor and tiled walls.

BEDROOM 1

13' 4" x 10' 1" (4.06m x 3.07m)

With fitted wardrobes, recessed spotlights, radiator and double glazed sash windows.

BEDROOM 2

10' 6" x 9' 9" (3.20m x 2.97m)

With radiator, double glazed sash window and recessed spotlights.

ROOF TERRACE

15' 4" x 30' 9" (4.67m x 9.37m)

Accessed from the lounge/diner via a short set of stairs. The walled roof terrace is very large has a sunny aspect and stunning views over Westminster Park and towards Welsh Hills. There is an artificial lawn, power point, lights and outside heater.

PARKING

There is allocated parking for one car within the secure parking area to the front of the property. Also the right to park one further car at the side of the building on Redland Close.

COMMUNAL LAWN

To the rear is a neat communal lawn with a communal shed for general storage.

LEASEHOLD INFORMATION

The apartment is held on the residue of a 999 year lease from November 2012. The service charge is we understand £200 per month.

PROPERTY DETAILS

The apartment was part of the superb redevelopment of the historic and renowned Redland House completed around 6 years ago. This stunning and most impressive property comprises: Hall, huge multi purpose kitchen/living/dining room measuring over 28 feet in width, master bedroom with en-suite, 2 further double bedrooms and large bathroom. There is a gated entrance and 2 allocated parking spaces. Alarm and CCTV systems. Private courtyard garden and use of communal garden. Gas central heating and UPVC double glazed window.

Ground Floor

