



Bevan Court, Dunlop Street, WA4 6AA

Offers Over £130,000

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SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT. WELL PRESENTED THROUGHOUT. VIEWING HIGHLY ADVISED.

Adams Estate Agents are delighted to offer to the market this executive two bedroom ground floor apartment located within a highly sought after building positioned on the corner of Chester Road and Wilderspool Causeway, a short walk into the town centre. The building is equipped with secure intercom access, a lift to all floors, underground secure car park as well as decked courtyard in the middle. In brief, the well appointed apartment comprises; entrance hallway, spacious open plan lounge/kitchen/diner, two double bedrooms with the master boasting en-suite shower room and family bathroom. Externally, there is a pleasant balcony allowing for ample space to sit out. There is also an enclosed and secure allocated parking space under the building. To really appreciate the space this apartment has to offer book your viewing now to avoid any disappointment.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agent Notes

Tenure: Leasehold

Ground Rent: £150 per year
Service Charge - £644.27 every 3 months
Car Park- £204.37 per year





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.
Plan produced using PlanUp.

- Two Bedroom
- Executive Apartment
- Spacious Throughout
- Allocated Parking
- Council Tax: C
- Ground Floor
- Well Presented
- Conveniently Placed
- EPC: D
- Viewing Advised



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |