



**Two Bedroom**  
**First Floor Flat**

**Self Contained**  
**Communal Parking**

**No Onward Chain**  
**Viewing Advised**

**10 The Knoll**  
Runcorn, WA7 2UQ

**£45,000**

**\*\*TWO BEDROOM FIRST FLOOR FLAT. NO ONWARD CHAIN. VIEWING ADVISED.\*\*** This two bedroom self contained first floor flat is conveniently situated close to Halton Lea and Halton hospital of appeal to the investor or first time buyer alike. The accommodation briefly comprises communal entrance with entry exit system, hall, good size lounge, kitchen, two bedrooms and bathroom. Externally, there is communal parking available that is easily accessible from the property as well as communal gardens. The property is offered with no onward chain and immediate vacant possession - we strongly recommend viewing.

#### Communal Entrance

Secure intercom system and stairs to all floors.

#### Entrance Hall

Entrance door opens to a good sized hallway. Doors to all rooms.



#### Lounge 14' 10" x 14' 8" (4.52m x 4.47m)

Storage cupboard. Central heating radiator. Window to front.



#### Kitchen 12' 9" x 10' 0" (3.88m x 3.05m)

Furnished with base and wall units with work surfaces over. Inset stainless steel sink and drainer unit. Integrated hob with under oven. Tiled splash backs. Plumbing and drainage for automatic washing machine and under counter white goods. Central heating radiator. Window to rear.

#### Bedroom 1 14' 4" x 8' 8" (4.37m x 2.64m)

Central heating radiator. Window to rear.



#### Bedroom 2 11' 6" x 6' 2" (3.50m x 1.88m)

Central heating radiator. Window to rear.



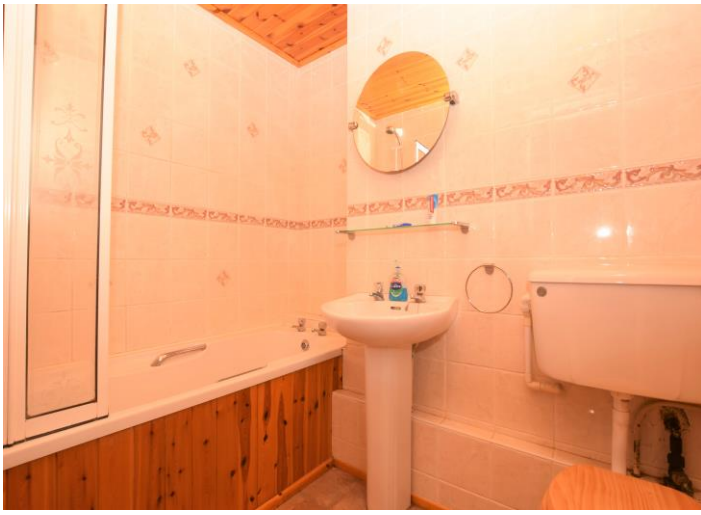
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### Bathroom

Fitted with a 3-piece suite comprising:- low level WC, pedestal wash hand basin, panelled bath with mixer shower attachment over. Partially tiled. Central heating radiator.

### Communal Area

There are communal gardens surrounding the complex. There is allocated parking for the property and additional visitor parking available in the car park.

### Viewing

By prior appointment through our Runcorn office on 01928-574401.

### 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. Floorplans are for guide purposes only and all dimensions are approximate.



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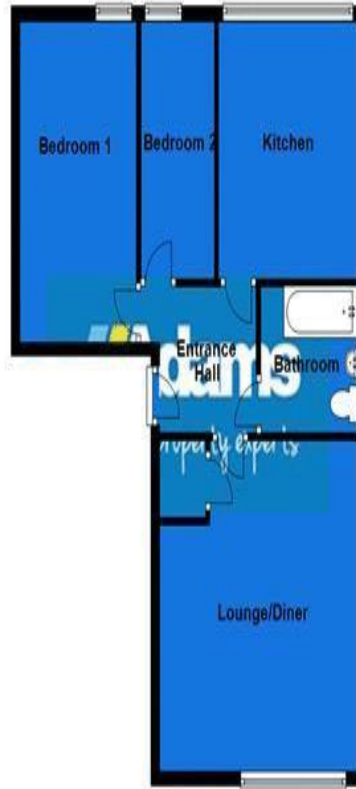
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Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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