



Ground Floor



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Plan produced using PlanUp.



South Pier Road, Ellesmere Port, CH65 4FL

£139,950

 2 Bedroom
  1 Reception
  1 Bathroom
  E

****No Onward Chain - Perfect First Time Buy or Investment property - Scenic Waterfront Location****

Hewitt Adams are delighted to welcome this spacious two bedroom top floor apartment which offers fantastic views, allocated parking and is being sold with no ongoing chain. A perfect property for a first time buyer or an investor looking to add to their portfolio. The property is a short journey to excellent local amenities and transport links.

Having fantastic views over the Manchester Ship Canal and River Mersey to the Liverpool skyline, this property must be viewed to be fully appreciated. Electric gates also provide access to the allocated parking space that sits outside the apartment block. There is also storage on the ground floor.

The communal hallway provides stairs that lead to the top floor where you enter the apartment's entrance hallway that gives access to all rooms. The open plan living room boasts two windows providing fantastic views and opens into the kitchen that provides a range of wall and base units and space for appliances. There are two bedrooms both with fitted wardrobes. A modern three piece bathroom. The apartment further benefits from double glazing and underfloor heating throughout.

For further information or to arrange a viewing please contact Hewitt Adams on 0151 336 0808.

Entrance

Communal entrance, stairs to all floors.

Living Room/Kitchen

20'01 x 19'09 (6.12m x 6.02m)

Two windows to rear aspect overlooking the waterfront, underfloor heating, kitchen comprising a range of wall and base units with wooden work surfaces incorporating sink, integrated appliances includes; fridge, freezer, cooker, microwave, washing machine, electric hob, tiled splashback, breakfast bar.

Bedroom 1

13'11 x 8'09 (4.24m x 2.67m)

Window to front aspect, fitted wardrobes.

Bedroom 2

10'08 x 6'11 (3.25m x 2.11m)

Window to front aspect, fitted wardrobes.

Shower Room

6'08 x 6'04 (2.03m x 1.93m)

A modern shower room comprising; WC, wash hand basin with vanity, shower cubicle.

Additional Information

There is currently circa 90 years left on the lease.

The current service charges equate to circa £86 per calendar month which includes buildings insurance.

