

bp5468



331 The Glen  
Palacefields  
Runcorn  
WA7 2TG

1 Bedroom First Floor Flat

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk

[www.bests.co.uk](http://www.bests.co.uk)

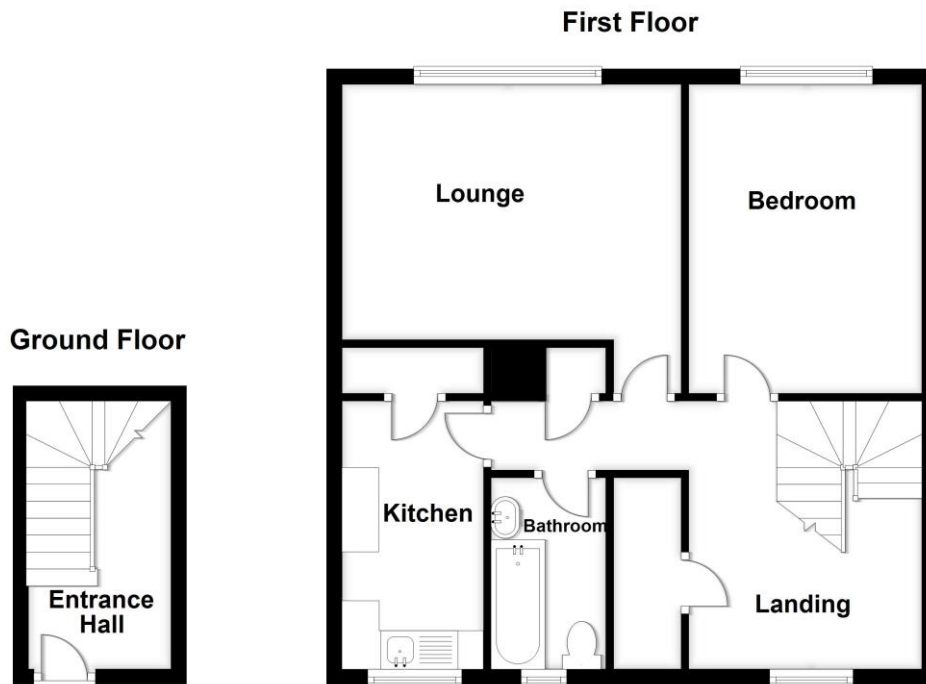
£40,000

Viewing Advised



## 331 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TG

\* ONE BEDROOM FIRST FLOOR FLAT - SURPRISINGLY SPACIOUS - CENTRAL AND CONVENIENT LOCATION\* This first floor one bedroom flat is brought to the market with NO CHAIN DELAY and offers surprisingly spacious accommodation at a realistic price tag. Located on the ever popular and convenient Palacefields Development which has plenty of everyday amenities within a few minutes walk. Consisting of a ground floor entrance hallway with stair's to the first floor landing which has a useful large storage cupboard and give's access to all main rooms including a spacious lounge, a double bedroom, bathroom and kitchen. Communal parking is located immediately outside of the property. A property which offers ample potential and would make a great first home for owner occupiers only. EPC:TBC



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 16/10/2024 10:19:56 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hallway**

Recessed canopied entrance with meters and bin store, composite front door opens to entrance hallway.

### **First Floor Landing**

Stairs lead to first floor landing, double panel radiator, window to front elevation, one single power point, two built in storage cupboards one housing an insulated hot water cylinder.

### **Lounge 14' 5" x 10' 11" (4.39m x 3.32m)**

Window to rear elevation, double panel radiator, three single power points.



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### **Kitchen 11' 1" x 6' 0" (3.38m x 1.83m)**

Having fitted base and wall units with single drainer stainless steel sink, gas cooker point, splash back tiling, three single power points, single panel radiator, window to front elevation, fitted extractor fan, built in storage cupboard.



### **Bedroom 13' 2" x 9' 11" (4.01m x 3.02m)**

Window to rear elevation, single panel radiator, two single power points.

### **Bathroom**

Low level WC, panel bath, pedestal wash hand basin, window to front elevation, single panel radiator, fitted extractor fan.



### **Lease Information:**

This property is of leasehold tenure with a least of 125 years commencing 15 February 1993. An annual ground rent of £10 per year and a monthly service charge of £55.65.

### **Useful Information About This Property:**

- SPACIOUS FIRST FLOOR FLAT
- POPULAR AREA
- AMENITIES CLOSE BY
- NO CHAIN
- AMPLE POTENTIAL
- COMMUNAL PARKING TO FRONT
- EPC:TBC
- COUNCIL TAX BAND: A

### **MONEY LAUNDERING REGULATIONS**

#### **Can I see your passport/driving licence or utility bill please?**

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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