

bp5463



5 Gilbert House
Runcorn
WA7 1NJ
1 Bedroom Ground Floor
Apartment

Independent Family Owned Estate Agents
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£77,500

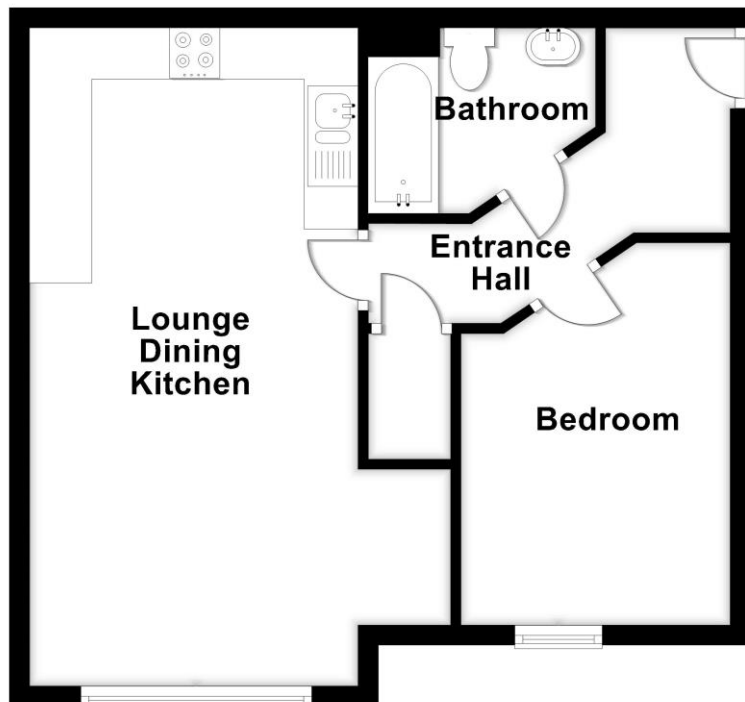
Viewing Advised



5 Gilbert House, Runcorn, Cheshire, WA7 1NJ

BEAUTIFULLY PRESENTED APARTMENT - GROUND FLOOR - PERFECT FIRST HOME Standing on the bank of the Manchester ship canal is Gilbert House, this particular apartment has the benefit of being located on the ground floor and offers potential buyers the opportunity to purchase a manageable sized property which has been lovingly maintained and has a quality feel throughout. Believed to have been a show home apartment boasting a high quality kitchen and Karndean flooring whilst the current owners have applied a stylish touch creating a warm and welcoming home. Situated just a short distance from Runcorn Old Town which has a variety of everyday amenities whilst Runcorn Railway Station is just a short walk away. If you're looking for a manageable size home which can only be described as move in ready then this ground floor apartment is one not to be missed. EPC:TBC

Ground Floor



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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 05/11/2025 14:45:01 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Entrance door opens to central hallway with all main rooms off, single panel radiator, karndean flooring, single power point, entry/exit system, built in storage cupboard.

Lounge/ Kitchen Area **21' 4" x 10' 9"** **(6.50m x 3.27m)**

PVC double glazed window to front elevation with views towards Bridgewater House, one single and one double panel radiator, three double power points, satellite and aerial points. Kitchen area has a range of fitted base



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and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, space for fridge and freezer, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, four double power points, karndean flooring.

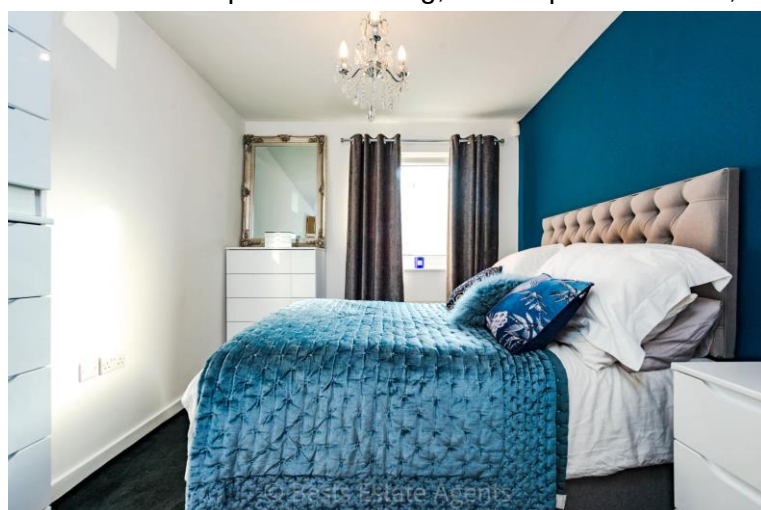


Bedroom 12' 5" x 8' 8" (3.78m x 2.64m)

PVC double glazed window to front elevation with views towards Bridgewater House, single panel radiator, two double power points.

Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with mixer shower over, fitted glass shower screen, fitted extractor fan, splash back tiling, double panel radiator, karndean flooring.



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Externally

The property stands long Old Coach Road, Runcorn, located to the rear of the apartment block is a communal garden area which enjoys views over the Manchester Ship Canal/River Mersey. Parking is also located to the front.

Lease Information

This property is leasehold with a lease term of 250 years from 1 February 2005, Annual ground rent charge is £110 and a annual service charge is payable of £1440 (£120 PCM)

Useful Information About This Property:

- GROUND FLOOR
- POPULAR LOCATION
- COMBINATION GAS CENTRAL HEATING
- QUALITY FINISH
- CLOSE TO RAILWAY STATION & OLD TOWN
- PERFECT FIRST BUY
- LEASEHOLD TENURE
- COUNCIL TAX BAND: A

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