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18 Adamson House  
Runcorn  
WA7 1NB  
2 Bed Second Floor Apartment

Offers in the Region  
Of £89,950

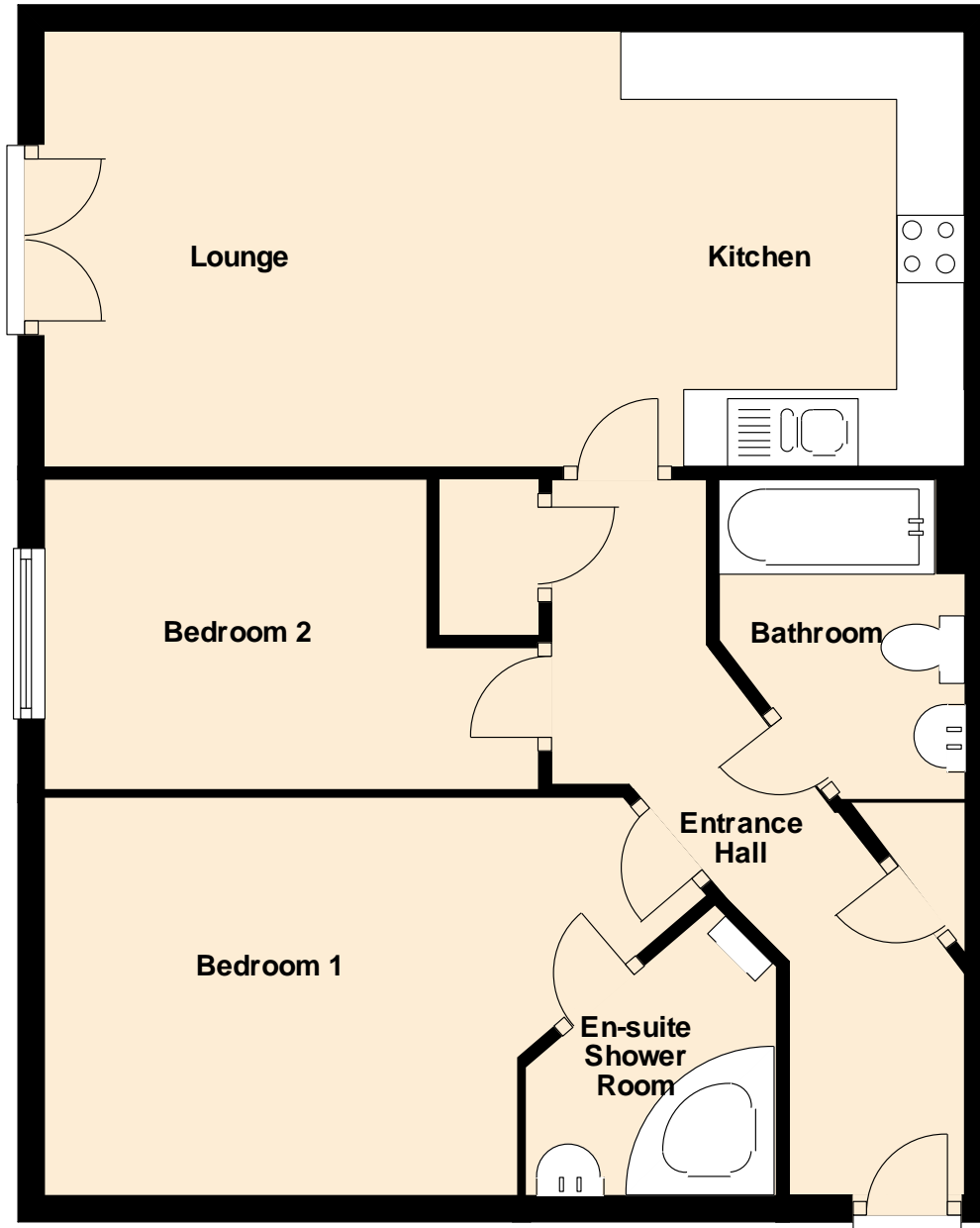
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## 18 Adamson House, Old Coach Road, Runcorn, Cheshire, WA7 1NB

A modern two bedroom self contained 2nd floor apartment, with en-suite to master bedroom, forming part of Adamson house Old Coach road within a short distance of town and easy access to the Bridge and railway station. The property would appeal to those tenants seeking easily maintained accommodation which benefits from PVC double glazing and combi gas heating. Early inspection advised. EPC C80

### 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](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. 07/08/2024 10:16:12 The content of these sales details are the copyright of Bests Estate Agents.

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

#### Entrance Hall

Entrance door opens to central hallway with all main rooms off, double panel radiator, two built in storage cupboards.

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**Lounge Area 16' 7" x 10' 9" (5.05m x 3.27m)**

PVC double glazed French doors open to Juliet balcony, double panel radiator, three double power points, TV and telephone points.



**Kitchen 8' 3" x 10' 9" (2.51m x 3.27m)**

Having fitted base and wall units with one and a half bowl stainless steel sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, concealed wall mounted combination gas central heating boiler, three double power points, plumbing and drainage for automatic washing machine.



**Bedroom One 16' 2 maximum" x 8' 8" (4.92m x 2.64m)**

PVC double glazed window to front elevation, single panel radiator, two double power points, TV aerial point.

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### En suite Shower Room

Low level WC, pedestal wash hand basin, corner fully tiled walk in shower enclosure with mixer shower attachment, single panel radiator, fitted shaver point, extractor fan.



### Bedroom Two 11' 11 maximum" x 7' 6" (3.63m x 2.28m)

PVC double glazed window to front elevation, two double power points, telephone extension point, single panel radiator.

### Bathroom

Having low level WC, pedestal wash hand basin, panel bath with splash back tiling, fitted extractor fan, double panel radiator.



### Leasehold details

The ground rent is £100 per annum. The current service charge is £115.00 pcm. The lease is 250 years from 1 Feb 2005.

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**Useful Information About This Property:**

- GAS CENTRAL HEATING
- EN-SUITE TO MASTER BEDROOM
- PVC DOUBLE GLAZING
- MODERN ACCOMMODATION
- EARLY INSPECTION ADVISED
- NO ONWARD CHAIN
- LEASEHOLD TENURE
- COUNCIL TAX BAND: B

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