



**New Grosvenor Road, Ellesmere Port CH65 2HH**

**welcome to**

**New Grosvenor Road, Ellesmere Port**

Retirement living for the over 55's. 50% Shared ownership.

This modern second floor apartment with lift access boasts spacious open plan kitchen living area, two generous bedrooms, wet room and a Juliet balcony. Hollymere has communal facilities for residents and offers tailored care packages.



This two bedroom apartment is modern and spacious throughout. Featuring a contemporary kitchen/living area with feature fireplace and Juliet balcony. There are two double bedrooms and a fully accessible wet room with shower. All properties have gas central heating and double glazing. Each apartment has an emergency call system - 24/7.

Hollymere offers much more than just accommodation, with fantastic communal areas, lovely gardens to enjoy and regular social events.

Within easy reach of local transport links, shops and amenities, Hollymere is the ideal blend of secure, independent living with tailored packages to suit your needs.

### **Entrance Hall**

### **Living Room**

11' 1" x 13' 7" ( 3.38m x 4.14m )

### **Kitchen**

10' 1" x 7' 7" ( 3.07m x 2.31m )

### **Bedroom One**

14' x 11' 5" max ( 4.27m x 3.48m max )

### **Bedroom Two**

9' 5" x 6' 11" ( 2.87m x 2.11m )

### **Bathroom**



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welcome to

## New Grosvenor Road, Ellesmere Port

- Over 55's retirement apartment
- Second Floor
- Juliet balcony
- Tailored care packages
- Superb communal areas & gardens

Tenure: Leasehold EPC Rating: B

**£60,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:  
LSU107586 - 0013

 jones & chapman



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