



Lamprey Road, Ellesmere Port CH66 1UB

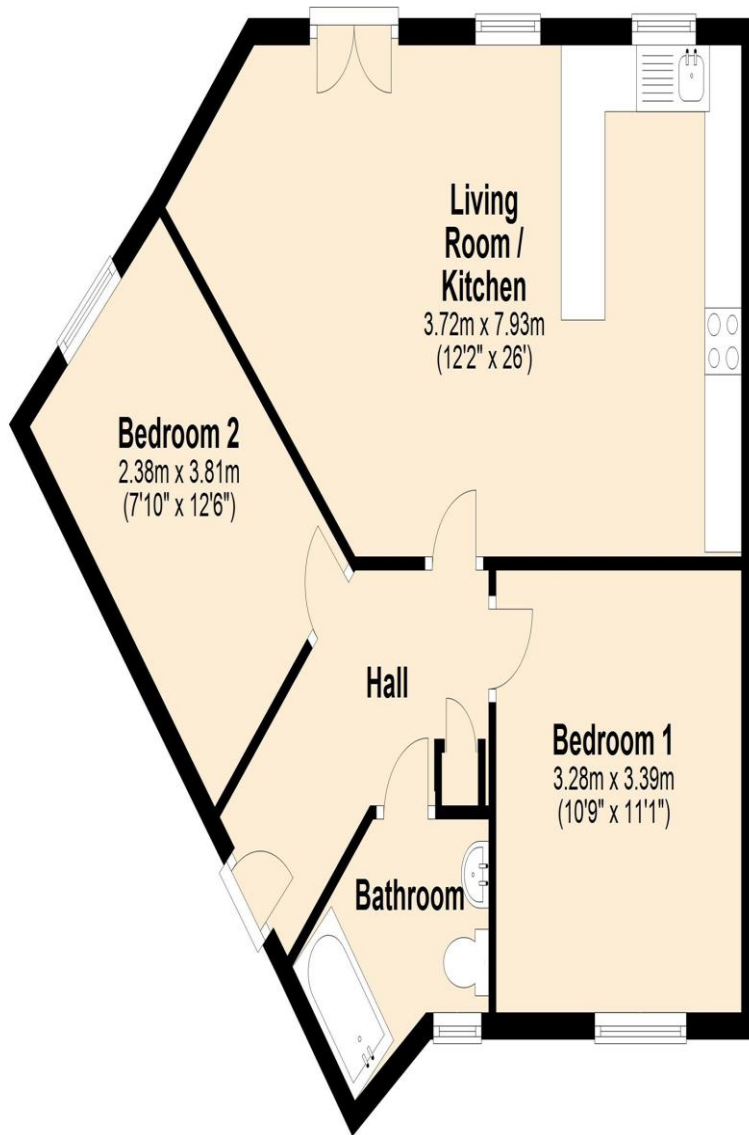
welcome to
Lamprey Road, Ellesmere Port

A spacious well planned two bedroom executive apartment boasting a stylish beautifully appointed interior. With well presented and well maintained communal areas, allocated parking and a central and convenient location in the heart of Ellesmere Port a viewing is genuinely recommended.



Floor Plan

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.8 sq. feet)



Communal Entrance Hall

Entrance Hall

Living Room/Kitchen

12' 2" max x 26' max (3.71m max x 7.92m max)

Bedroom One

10' 9" x 11' 11" (3.28m x 3.63m)

Bedroom Two

7' 10" x 12' 6" (2.39m x 3.81m)

Bathroom

Garden

welcome to

Lamprey Road, Ellesmere Port

- Council Tax Band B
- Two Bedroom Upper Floor Apartment
- Open Plan Living
- Modern Throughout
- Allocated Parking Pace

Tenure: Leasehold EPC Rating: C

£145,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108161

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LSU108161 - 0004

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.


jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk