



**Chandlers Edge Grosvenor Wharf Road, Ellesmere Port CH65
4AL**

welcome to

Chandlers Edge Grosvenor Wharf Road, Ellesmere Port

****Grosvenor Wharf Road is taking part in the UK's BIGGEST open house event on 17th of May** Call us today to book your slot!**



Entrance Hall

Upon entering the apartment through the front door you will find a cupboard housing the water boiler, cupboard housing the consumer and additional storage, and laminate flooring.

Living/Dining And Kitchen Area

19' 5" x 13' 9" (5.92m x 4.19m)

The open plan kitchen, diner and sitting room is split into three areas, it has three UPVC double glazed windows to the front aspect, two electric storage heaters and laminate flooring. The kitchen area has a range of beech wall, base and drawer units with complementary grey work surfaces and partially tiled walls, a stainless steel sink and drainer, Hotpoint oven, four ring hob, integrated extractor and space for additional appliances.

Bedroom One

16' 9" x 8' 3" (5.11m x 2.51m)

The master bedroom has a UPVC double glazed window to the side aspect, electric storage heater, a fitted carpet with neutral decor and the door to the en-suite.

En-Suite

5' 4" x 6' 6" (1.63m x 1.98m)

The en-suite has a corner shower cubicle with an Aqualesa shower, pedestal wash hand basin and a low level push flush WC, there is an electric heater and vinyl flooring.

Bedroom Two

7' 8" x 9' 1" (2.34m x 2.77m)

The second bedroom has a UPVC double glazed window to the rear aspect, an electric heater and a fitted carpet.

Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

The bathroom has a panel bath, a pedestal wash hand basin and a WC. There is an electric radiator, vinyl flooring, grey decor and a fan.

Outside Area

The outside area has an intercom system and mail boxes, it is kept to a good standard with allocated parking for one car and additional visitor parking bays.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Chandlers Edge Grosvenor Wharf Road, Ellesmere Port

- Ground Floor Apartment
- Two Bedrooms & Bathroom
- Open Plan Living Room & Kitchen
- Secure Allocated Parking
- Visitor Parking Bays

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1380.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 17 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108331 - 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.

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