



Strawberry Park, Whitby Ellesmere Port CH66 2YS

welcome to

Strawberry Park, Whitby Ellesmere Port

Jones & Chapman are delighted to bring to the market, with no onward chain, this well planned two bedroom apartment which is set in the sought after area of Whitby. Call us today to arrange your viewing on Strawberry Park!



Entrance Hall

Upon entering the property through a private doorway you will find a carpeted staircase leading to the apartment, tiled flooring, a double panel radiator and a UPVC double glazed window to the rear.

Living Room

10' 8" x 14' (3.25m x 4.27m)

The living room has a UPVC double glazed window to the front aspect fitted with blinds, wooden flooring with complementary cream decor, a double panel radiator, an electric fire set within a marble hearth and a TV aerial. From here there is an opening to the kitchen.

Kitchen

6' 4" x 8' 5" (1.93m x 2.57m)

The kitchen has a UPVC double glazed window to the front aspect fitted with blinds, a range of white wall, base and drawer units with complementary black work surfaces, there is a washing machine, fridge freezer, dishwasher, a Hotpoint oven with a four ring hob and cylinder hood, and a one and a half sink and drainer, you will also find the Vaillant boiler in the kitchen. It is finished with inset spotlights, tiled flooring and partially tiled walls.

Bedroom One

13' 8" x 12' 3" (4.17m x 3.73m)

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, wooden flooring, a range of wardrobes and bedside tables and an over stairs storage cupboard. The loft hatch can also be found here with pull down ladders, the loft is partially boarded with lighting and insulation.

Bedroom Two

8' 8" x 9' (2.64m x 2.74m)

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a double panel radiator, wooden flooring with complementary cream decor and a range of fitted furniture.

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath with a shower and chrome fittings, a pedestal wash hand basin, a low level push flush WC, a double panel radiator, fan, a mirror with a light and a vanity unit. The floor is tiled with partially tiled walls.

External

Externally the property offers allocated and visitor parking bays with communal garden areas.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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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Strawberry Park, Whitby Ellesmere Port

- First Floor Apartment
- Two Bedrooms
- Living Room & Kitchen
- Allocated Parking
- Communal Areas

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 456.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108382 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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