



Lamprey Road, Ellesmere Port CH66 1UB

welcome to

Lamprey Road, Ellesmere Port

Jones & Chapman are excited to welcome to the market this beautifully presented ground floor apartment, perfect for first time buyers or investors alike. Don't miss out on purchasing this wonderful property, call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find laminate flooring and a cream carpet, double panel radiator, smoke alarm and an airing cupboard housing the consumer unit.

Open Plan Living Room/Kitchen

11' 2" x 26' 6" (3.40m x 8.08m)

The open plan living room area has three UPVC double glazed windows overlooking the front aspect, a fitted cream carpet and complementary cream decor. The kitchen area has an integrated fridge freezer and dishwasher and space for a washing machine, one and a half sinks and drainer, double oven, four ring hob and cylinder hood, butcher block effect work surfaces, a cupboard housing the Worcester boiler, partially tiled walls, laminate flooring, and inset spotlights.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)

The master bedroom has a UPVC double glazed window overlooking the rear aspect fitted with blinds, sliding door wardrobes, a double panel radiator, and a fitted cream carpet with complementary cream and grey decor.

Bedroom Two Bathroom

8' 7" x 7' (2.62m x 2.13m)

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath with a chrome shower above and a glass screen, a low level push flush WC, a pedestal wash hand basin, laminate flooring, partially tiled walls and inset spotlights.

External

The apartment benefits from communal gardens and allocated parking with additional parking bays for visitors.



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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Lamprey Road, Ellesmere Port

- Modern Ground Floor Apartment
- Two Bedrooms & Bathroom
- Open Plan Living & Kitchen Diner
- Well Maintained Throughout
- Close To Local Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 120.63

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108527 - 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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