



St Edmunds House Robinson Road, Ellesmere Port CH65 5FJ

welcome to

St Edmunds House Robinson Road, Ellesmere Port

Jones & Chapman are pleased to introduce to the market this well presented two bedroom second floor apartment set in a popular and convenient location. Please call us today to arrange your viewing!



Living Room

11' 8" x 10' 2" (3.56m x 3.10m)

The living room features UPVC double glazed French doors to the front aspect with a Juliet balcony, laminate flooring and opening to the kitchen diner.

Kitchen Diner

17' 3" x 10' 1" (5.26m x 3.07m)

The kitchen diner features a range of beech effect wall, base and drawer units with complementary black work surfaces, a smoke alarm, laminate tiled floor in the kitchen area and laminate flooring in the dining area.

Landing

Airing cupboard housing the tank.

Bedroom One

9' 7" x 12' 6" (2.92m x 3.81m)

The master bedroom features a UPVC double glazed window to the front aspect, a beige fitted carpet and cream decor.

En-Suite

4' 7" x 6' 4" (1.40m x 1.93m)

The en-suite features a shower cubicle, a pedestal wash hand basin, a low level push flush WC and a fan.

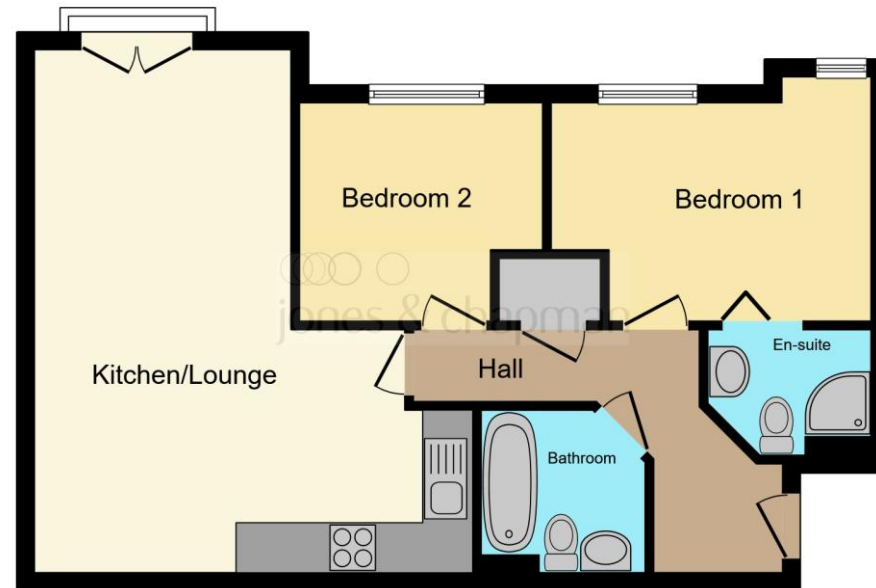
Bedroom Two

8' 6" x 9' 6" (2.59m x 2.90m)

The second bedroom features a UPVC double glazed window to the front aspect, a beige fitted carpet and blue decor.

Bathroom

The family bathroom features a panel bath with a chrome shower above, a pedestal wash hand basin, a low level push flush WC, partially tiled walls, vinyl flooring, a fitted vanity mirror and a fan.



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



view this property online jonesandchapman.co.uk/Property/LSU108569



welcome to

St Edmunds House Robinson Road, Ellesmere Port

- Well Presented Second Floor Apartment
- Two Bedrooms With An En-Suite To The Master
- Family Bathroom
- Open Plan Living Room & Kitchen Diner
- Perfect For First Time Buyers & Investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1381.44

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jan 2008. 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

view this property online jonesandchapman.co.uk/Property/LSU108569



Property Ref:
LSU108569 - 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.


jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



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



jonesandchapman.co.uk