

Ian J Tickle

Independent Estate Agents



11 Cobal Court, Frodsham, Cheshire, WA6 6RH

Purpose built two bedroomed first floor apartment situated on a small development close to Frodsham town centre where a variety of shops, health centre and other local amenities are available. The properties are available to those aged over 55 years. The property has been tastefully refurbished throughout to include refitted kitchen, refitted shower room and updated electric heating system. Internal inspection is essential to appreciate the quality of this lovely home. NO ONGOING CHAIN.

£130,000



Tel: 01928 731744



Front

Entrance door.

Hallway

Stairs to first floor. Wall mounted electric heater.

First Floor

Landing

Airing cupboard housing hot water tank. Loft access. Electric wall mounted heater.

Living Room

14'9" x 13'8"

UPVC double glazed bow window to front. Fireplace housing coal effect electric fire. Electric radiator.



Kitchen

10'9" x 8'5"

Refitted with a range of modern wall and base units to include sink unit. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for tall fridge freezer. Electric hob with glass splashback and extractor canopy. NEFF electric oven and grill with slide back door. Tall cupboard with pull out drawers. UPVC double glazed window to rear overlooking landscaped garden.

Bedroom 1

10'10" x 9'5" (to wardrobe front)

UPVC double glazed window to front. Range of fitted wardrobes with mirror fronted sliding doors.



Bedroom 2

8'8" x 8'4"

UPVC double glazed window to rear overlooking landscaped garden. Range of fitted wardrobes with mirror fronted sliding doors.



Shower Room

Refitted with quality white suite comprising:- Walk-in shower cubicle with Triton electric shower. WC. Wash hand basin in vanity unit. UPVC double glazed window to rear.

Outside

Allocated covered parking to front. Communal landscaped raised beds to front.

Note

Ground Rent - £256 Per annum

Service Charge - £1,234 Per annum

Directions

From the centre of Frodsham proceed along Church Street passing Eddisbury Square. Turn right onto Churchfield Road then right into Cobal Court.



Age: 1989

Tenure: Leasehold

Council Tax: C

EPC Rating: D

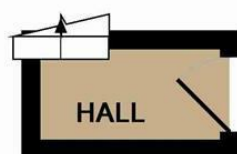


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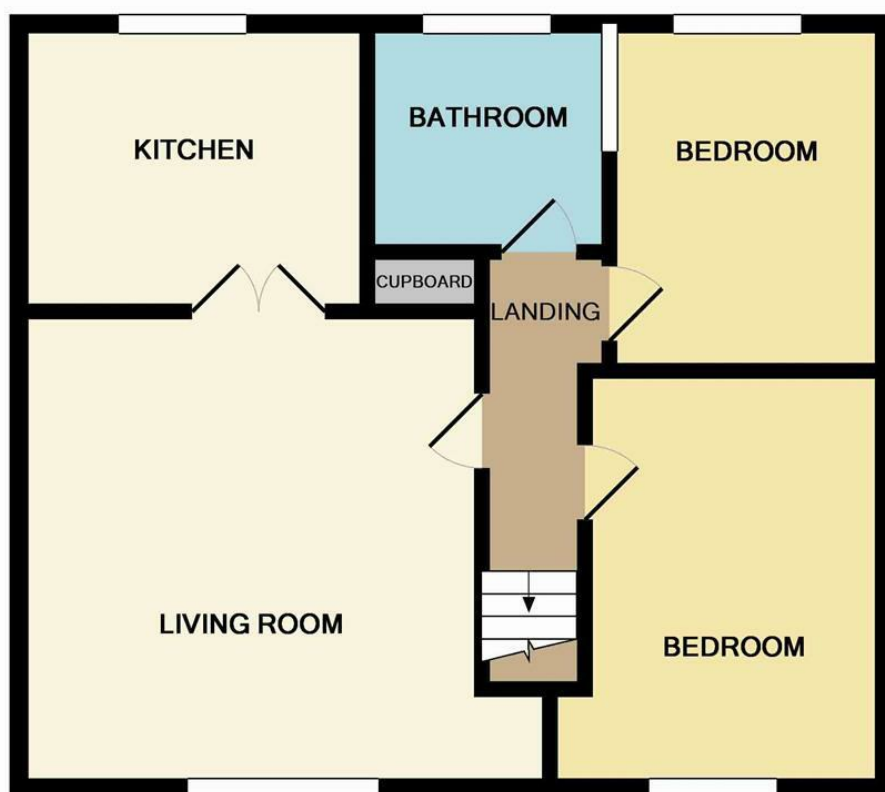
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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