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10 Lawson House
Higher Runcorn
WA7 4RJ
Two Bedroom Top Floor
Apartment

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Offers in Excess of
£130,000

10 Lawson House, Higher Runcorn, Cheshire, WA7 4RJ

Top Floor Apartment - Immaculately Presented - Higher Runcorn Location - Short Walk to Station - Chain Free - B Rated EPC Lawson House, an iconic and prestigious local landmark which dates back to the late 19th century, beautifully converted in 2010 into self contained apartments. Positioned along one of Runcorn's most desirable address Moughland Lane, centrally located having Heath Park, Runcorn Hill and Runcorn Railway Station all just a short walk away. This particular apartment occupies a top floor position and is immaculately presented throughout offering a spacious layout which briefly consists of a good sized entrance hallway with an area currently arranged as a seating area but would be a perfect space for home working, the central hallway also has storage and all main rooms off including the bathroom, two bedrooms and open plan lounge dining kitchen area. It's a modern "loft style" apartment which is bright and welcoming thanks to plenty of 'Velux' roof lights, perfect for those who seek maintenance free living within a prestigious part of Runcorn. Why not take a closer look today! EPC:B(81)



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 06/07/2026 21:42:42 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Entrance door opens to a large and welcoming hallway with recessed area currently arranged as a cosy snug which could ideally make a perfect office space, two single panel radiators, fitted Velux roof light, two double power points, built in storage cupboard housing wall mounted combination gas central heating boiler, access to useful loft space.



Open Plan Lounge/ Dining/ Kitchen Area 24' 0" x 10' 6" (7.31m x 3.20m)

Kitchen area has a range of fitted base and wall units with integrated appliances including fridge, freezer and dishwasher, in set four ring induction hob with electric oven beneath and filter hood above, splash back tiling, two double, one single power points, single panel radiator, two fitted Velux roof lights. Lounge area has a single panel radiator, two fitted Velux roof lights, three double power points.



Bedroom One 14' 9" maximum" x 9' 7" (4.49m x 2.92m)

Fitted Velux roof light, single panel radiator, two double power points.

Bedroom Two 9' 9" x 6' 8" (2.97m x 2.03m)

Fitted Velux roof light, single panel radiator, two double power points.



Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower over, fitted extractor fan, splash back tiling, fitted Velux roof light, single panel radiator.

Externally

The main building is set in mature grounds. To the front of the property there is allocated parking.

Lease Information

This property has a 150 years lease from 1st Jan 2008, an annual ground rent charge of £250 and monthly service charge of £182





Useful information about this property:

- Higher Runcorn Location
- Close to Runcorn Railway Station
- Top Floor Apartment
- Immaculately Presented
- Heath Park & Runcorn Hill Close By
- Beautiful Late 19th Century Building
- Chain Free
- Council tax band: C

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European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.