





St. Johns House Robinson Road,Ellesmere Port CH65 5FH

jones & chapman

welcome to

St. Johns House Robinson Road, Ellesmere Port

Jones & Chapman are pleased to present this two-bedroom first floor apartment, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!





Jones & Chapman are pleased to present this two-bedroom first floor apartment, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Robinson Road is close to local amenities, well regarded schools, and excellent transport links. Ellesmere Port town centre is within easy reach as is The Cheshire Oaks Designer Outlet offering a wide range of shops and restaurants.

The entrance hall leads to the open plan lounge, kitchen and dining room featuring French doors to the rear with a Juliet balcony, wooden flooring and electric heater. The kitchen area features cream wall, base and drawer units with complementary brown work surfaces, a four-ring hob, oven and space for additional appliances and dining table.

The two bedrooms benefit from fitted carpets and electric heaters. The master bedroom benefits from an en-suite which has a shower cubicle, pedestal wash hand basin and WC. There is also a family bathroom which comprises a panel bath, pedestal wash hand basin and WC.

Externally, the property benefits from a bin storage and a car park at the rear with resident parking.

An internal inspection is highly recommended to appreciate the potential, location and opportunity this property offers.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

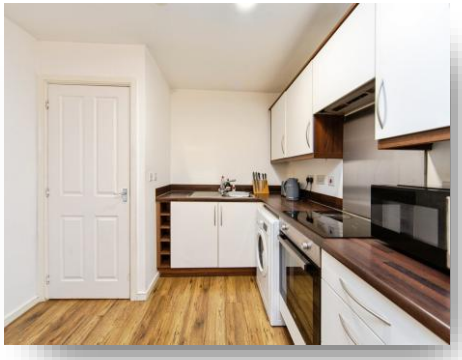
Lounge/Kitchen/Dining Area
23' 2" x 10' (7.06m x 3.05m)

Bedroom One
10' 8" x 8' 9" (3.25m x 2.67m)

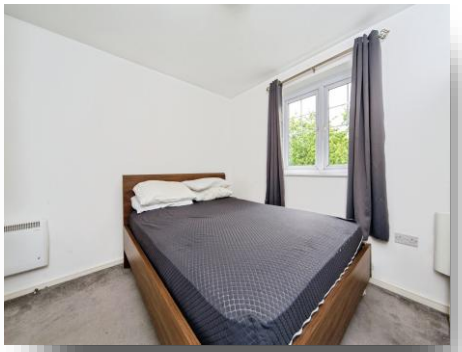
En-Suite
6' 1" x 5' 3" (1.85m x 1.60m)

Bedroom Two
11' 5" x 7' 5" (3.48m x 2.26m)

Bathroom
6' 6" x 6' 4" (1.98m x 1.93m)







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welcome to

St. Johns House Robinson Road, Ellesmere Port

- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- En-Suite & Family Bathroom
- Lounge/Kitchen/Dining Area

Tenure: Leasehold EPC Rating: C

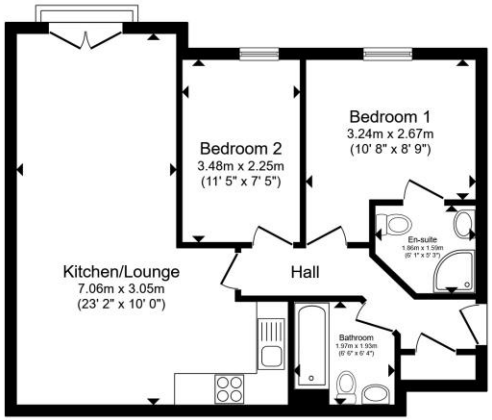
Council Tax Band: A Service Charge: 1060.00

Ground Rent: 164.82

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

£110,000



Total floor area 58.2 m² (626 sq.ft.) approx

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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU108808 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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