



**Bamburgh Court, Ellesmere Port CH65 9EL**

**welcome to**

**Bamburgh Court, Ellesmere Port**

Jones & Chapman are delighted to present this three-bedroom ground-floor flat, situated in a sought-after residential area of Ellesmere Port. Call our office today to arrange your viewing!



Jones & Chapman are delighted to present this three-bedroom ground-floor flat, situated in a popular residential area of Ellesmere Port. Located in Bamburgh Court opposite playing fields and recreation park, the property enjoys easy access to a variety of local amenities, including the wide range of shopping and dining options at Cheshire Oaks Designer Outlet. The area is also in the catchment area for well-regarded primary and secondary schools, along with excellent road and rail connections. Offering great potential, this property is an ideal opportunity for first-time buyers or investors looking to expand their portfolio.

The accommodation briefly comprises an entrance hall leading into the lounge featuring a double panel radiator and tiled flooring. The kitchen features a range of wall, base and drawer units, Worcester boiler and space for appliances.

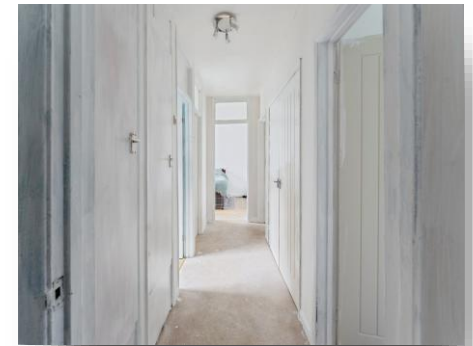
There are three bedrooms, all benefiting from single panel radiators and fitted cupboards. The wet room features a pedestal wash hand basin, with a separate toilet for convenience.

Externally, the property benefits from a communal garden area at the rear.

An early viewing is advised to avoid missing out!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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welcome to

## Bamburgh Court, Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Flat
- Three Bedrooms & Wet Room

Tenure: Leasehold EPC Rating: C

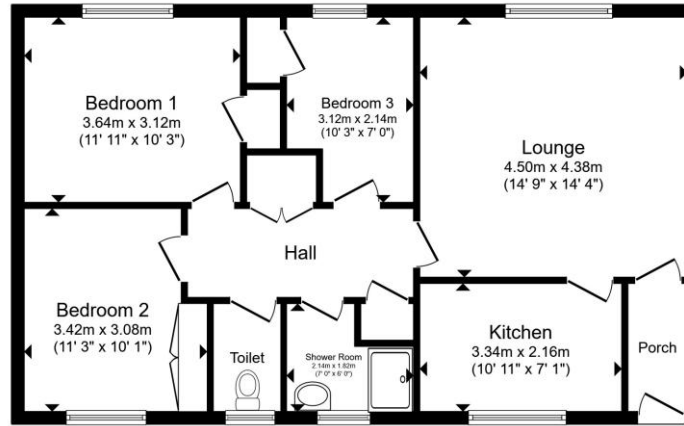
Council Tax Band: A Service Charge: 363.18

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Nov 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£75,000**



Total floor area 74.0 m<sup>2</sup> (797 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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Property Ref:  
LSU108684 - 0006

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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