



Cambridge Court Cambridge Road, Ellesmere Port CH65 4AQ


**jones &
chapman**

welcome to

Cambridge Court Cambridge Road, Ellesmere Port

Jones & Chapman are delighted to present this well maintained two-bedroom first-floor apartment, ideally situated within the popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are delighted to present this well maintained two-bedroom ground floor duplex apartment, ideally situated within the popular residential area of Ellesmere Port. Cambridge Court is conveniently located close to a range of local amenities, including shops, restaurants, well-regarded primary and secondary schools, and excellent road and rail links. Ellesmere Port train station provides easy access to both Liverpool and Chester.

This property would make an ideal purchase for first-time buyers or investors seeking to expand their portfolio.

The accommodation briefly comprises an entrance hall leading into the lounge featuring laminate flooring. The kitchen is slightly raised from the lounge and is well equipped with an induction hob, oven, integrated fridge freezer, dishwasher, and washing machine, and space for a small dining table.

There are two bedrooms, with the master bedroom benefiting from electric heaters, and a large hidden attic space in the wardrobe. The second bedroom also benefits from electric heaters. The bathroom features a panelled bath with an overhead shower, a wall-mounted wash hand basin, and a low-level push-flush WC.

Externally, the property benefits from secure electronic gated access, one allocated parking space, and four visitor parking bays.

An internal inspection is highly recommended to fully appreciate the potential and quality this fantastic apartment has to offer.

Entrance Hall

Lounge

19' 10" x 10' 10" (6.05m x 3.30m)

Kitchen

13' 6" x 9' 3" (4.11m x 2.82m)

Bedroom One

14' 1" x 13' 4" (4.29m x 4.06m)

Attic Space

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

Bathroom

7' x 5' 9" (2.13m x 1.75m)



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welcome to

Cambridge Court Cambridge Road, Ellesmere Port

- Immaculate Duplex Ground Floor Apartment
- Two Bedrooms & Bathroom
- Kitchen & Lounge
- Allocated Parking & Visitor Bays
- Secure Electronic Gated Access

Tenure: Leasehold EPC Rating: E

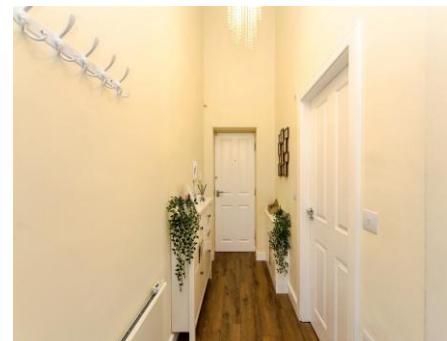
Council Tax Band: B Service Charge: 1571.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£100,000



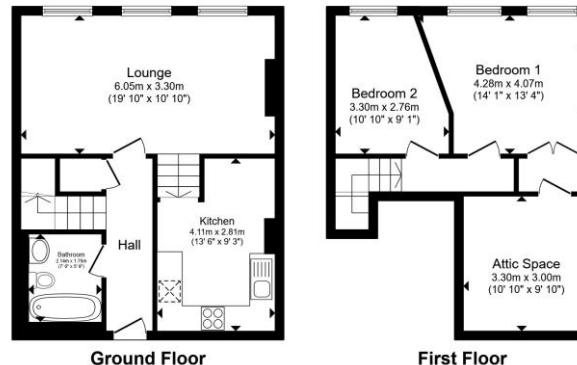
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Property Ref:
LSU108653 - 0004

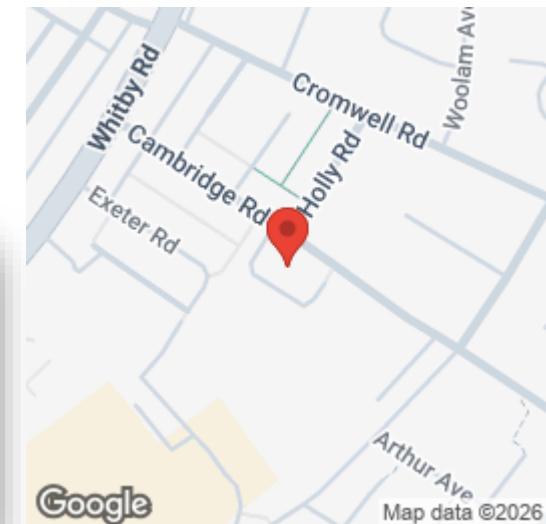
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Total floor area 81.3 m² (876 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.propertybase.co

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Please note the marker reflects the postcode not the actual property

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