



## Flat 13

Rossmore Road West | | Ellesmere Port | CH66 1RU

£835 Per month



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A spacious and recently refurbished two bedroom flat located at Rossmore Court on Rossmore Road West, Ellesmere Port.

The property offers well-proportioned accommodation with a generous lounge, modern kitchen, two bedrooms and a contemporary bathroom. The lounge provides a good-sized main living space with neutral décor, grey carpeting and plenty of room for both seating and dining.

The kitchen has been finished with modern units, wood-effect worktops, integrated oven, hob and sink, with wood-effect flooring and a clean, practical layout. The bathroom includes a bath with shower over, glass screen, WC and wash basin, finished with modern wall panelling and wood-effect flooring.

Both bedrooms are neutrally decorated and carpeted, making the property suitable for a couple, small

- Spacious two bedroom flat
- Contemporary bathroom with shower over bath
- Good access to Ellesmere Port railway station, M53 and A41
- On site parking
- Recently refurbished throughout
- Easy reach of Cheshire Oaks and Coliseum Leisure Park
- Suitable for a couple, small family, sharers or home working
- Zero deposit option



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band A  
EPC Rating C

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