



## Flat 13

Rossmore Road West | | Ellesmere Port | CH66 1RU

£835 Per month

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

The property offers well-proportioned accommodation with a generous lounge, modern kitchen, one 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 one 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                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 76      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Council Tax Band A  
EPC Rating C

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