



Quayside Grosvenor Wharf Road, Ellesmere Port, Cheshire. CH65

£95,000



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
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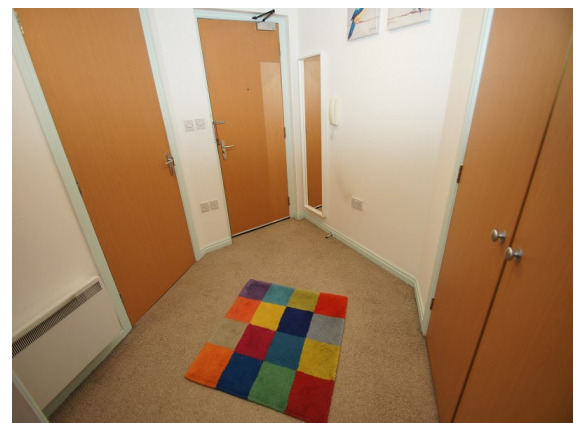
whiteheather
ESTATE AGENTS



Quayside Grosvenor Wharf Road, Ellesmere Port, Cheshire. CH65

Normal
£95,000

This stylish and spacious one-bedroom apartment is nestled in the heart of Ellesmere Port, offering convenience, comfort, and a fantastic lifestyle. As you step into this thoughtfully designed apartment, you'll be greeted by an open and airy layout that maximizes space and natural light. The living area is perfect for relaxation or entertaining guests, large windows that provide a picturesque view of the surrounding cityscape.



Entrance

Entrance to flat through door and the flat is on the 2nd floor.

Entrance Hall (8' 04" x 6' 06") or (2.54m x 1.98m)

Wooden entrance door. One storage heater. Intercom system. Storage cupboard containing immersion heater. Carpet flooring. Doors open to lounge, bedroom and bathroom.

Lounge (13' 0" x 15' 07") or (3.96m x 4.75m)

Rear aspect double glazed wooden framed window looking out to roundabout. 2 storage heaters. Telephone point. Television point with cable. Carpet flooring. Archway into kitchen

Kitchen (11' 06" x 6' 05") or (3.51m x 1.96m)

The kitchen has been fitted with a range of units having light oak fascia with grey speckled working surfaces comprising 3 base units, one set of 4 pull out drawers and 4 wall mounted units. Built-in Hotpoint electric oven and hob. Extractor fan above cooker. Single drainer stainless steel sink unit with mixer tap and window above. Tiled splash backs. Plumbed for washing machine and dish washer. Space for fridge/freezer. Tiled effect cushion flooring.

Bedroom 1 (11' 01" x 8' 04") or (3.38m x 2.54m)

Front aspect window double glazed wooden frame. Built-in wardrobes. Telephone point. Storage heater. Carpet flooring.


Bathroom (6' 10" x 6' 06") or (2.08m x 1.98m)

The bathroom suite is white comprising panelled bath with overbath electric shower. Push button wc. Pedestal wash hand basin. Part tiled walls with border. Rear aspect obscured double glazed wooden window frame. Towel radiator. Tiled effect cushion floor.

Outside

Allocated parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

White Heather Estates
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.
 Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.