



## Robinson Road, Ellesmere Port, CH65 5FJ

A contemporary top floor apartment offered for sale with no onward chain. Ready to move into this apartment would be ideal for the first time buyer or investor and boasts double glazing, electric storage heaters and allocated parking. The internal accommodation briefly comprises:- Entrance Hall, Open Plan Kitchen/Lounge/Dining Room, Good Size Bathroom and Two Bedrooms, the master bedroom having en suite facilities. Located for ease of travel via links to the major North West motorways and excellent retail opportunities.

**No Chain**

**Open Plan Living Area**

**En Suite to Master Bedroom**

**Two Bedrooms**

**Ideal For First Time Buyers**

**Current EPC Rating C**

**Offers in Excess of £80,000**

**Brief Description**

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**Entrance Hall**

With built in storage cupboard, loft access, wall mounted electric storage heater.

**Open Plan Living/Dining Room/Kitchen 20' 7" (max) x 17' 0" (max) (6.27m x 5.18m)**

Kitchen area is fitted with a comprehensive range black gloss wall and base units with contrasting granite effect work tops over, integrated fridge freezer, integrated washing machine, stainless steel sink with mixer tap, built under electric oven and four ring electric hob with extractor unit over. The Living and Dining areas have wall mounted electric heaters and a Juliet Balcony to the front elevation allowing natural light into the room.

**Bedroom One 12' 8" x 8' 8" (3.87m x 2.64m)**

With two double glazed windows to the front elevation and wall mounted electric heater. Door leading to:-

**En Suite Shower Room**

Fitted with a white three piece suite comprising of a corner shower unit with mains fed shower, low level dual flush WC, pedestal wash hand basin and wall mounted heater.

**Bedroom Two 9' 7" x 8' 8" (2.92m x 2.65m)**

With double glazed window to the front elevation and wall mounted electric heater.

**Bathroom**

Fitted with a white three piece bathroom suite comprising paneled bath, low level dual flush WC, part tiled surrounds and wall mounted electric heater.

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

