



Lamprey Road, Ellesmere Port CH66 1UB

welcome to

Lamprey Road, Ellesmere Port

Jones & Chapman are excited to present to the market this two-bedroom first floor apartment, perfect for first time buyers or investors alike. Call us today to arrange your viewing!



Jones & Chapman are excited to present to the market this two-bedroom first floor apartment, perfect for first time buyers or investors alike. Situated on Lamprey Road, the property is ideally located within walking distance to local shops, restaurants, and other amenities. Excellent transport links are also close by, with convenient motorway access to Chester, Liverpool, and surrounding areas.

The entrance hall leads to the lounge/diner featuring a Juliet balcony with French doors, a double panel radiator and fitted carpet. The kitchen is fitted with a range of wall, base and drawer units, a four-ring gas hob, oven, integrated fridge freezer, stainless steel sink and drainer, a double panel radiator and inset spotlights.

There are two bedrooms both benefiting from single panel radiators and fitted carpets. The bathroom comprises a panel bath with a chrome shower overhead and glass screen, a pedestal wash hand basin and WC.

Externally, the property benefits from allocated parking and visitor parking bays.

An internal inspection is highly recommended to appreciate the potential, location and opportunity this home offers.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Kitchen/Lounge

20' 5" x 12' 2" (6.22m x 3.71m)

Bedroom One

10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom Two

12' 3" x 7' 9" (3.73m x 2.36m)

Bathroom

9' 4" x 5' (2.84m x 1.52m)



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Lamprey Road, Ellesmere Port

- First Floor Apartment
- Two Bedrooms & Bathroom
- Lounge/Diner & Kitchen
- Allocated Parking & Visitor Parking Bays
- Close To Local Amenities

Tenure: Leasehold EPC Rating: B

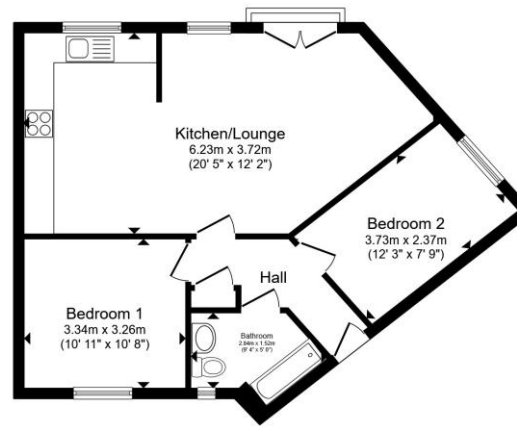
Council Tax Band: B Service Charge: 1493.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



Total floor area 57.6 m² (620 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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108879 - 0005

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.

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