
HUNTERS®
HERE TO GET you THERE
1 St. Johns House Robinson Road,
Ellesmere Port, CH65 5FH

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Asking Price £98,000

Hunters are pleased to bring to the market, this well-presented, two-bedroom ground floor apartment which is being offered with no ongoing chain and is ideally positioned within this modern purpose-built development in Ellesmere Port.

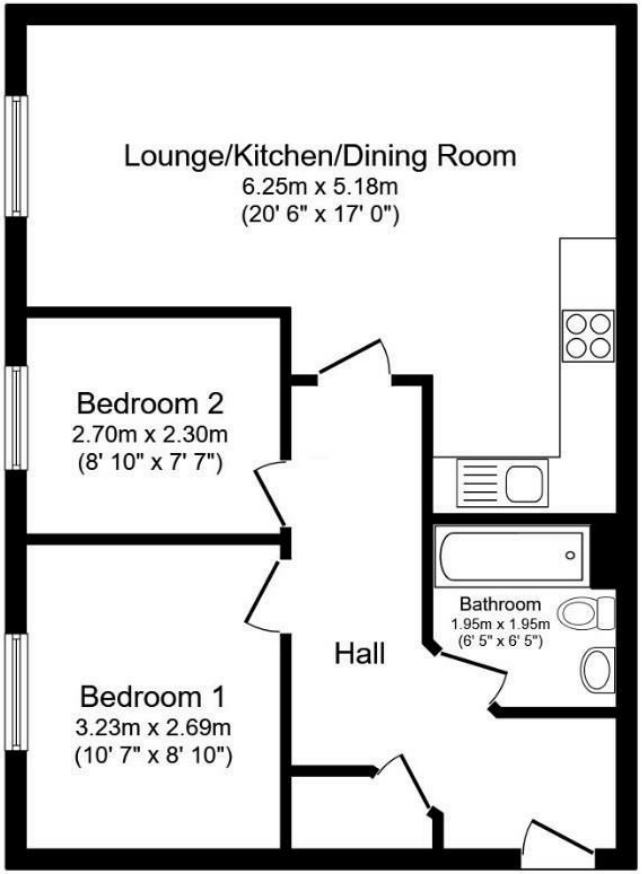
The bright and well-proportioned accommodation in this appealing home features an open-plan lounge/kitchen/dining area, creating a sociable and versatile space that is perfect for both everyday living and entertaining.

Whether you're a first time buyer, looking to downsize or an investor wanting to add to your portfolio, this apartment offers a practical and attractive opportunity.

Situated in a convenient residential location, the property enjoys excellent access to a range of local amenities, transport links and nearby green spaces. Ellesmere Port town centre is just a short distance away, providing a variety of shops, cafés and leisure facilities, while the nearby M53 motorway offers straightforward connections towards Chester, Liverpool and beyond. For those looking to make the most of the surrounding area, Cheshire Oaks Designer Outlet and Blue Planet Aquarium are both within easy reach, with local bus routes also close by.

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Floor Plan

Total floor area: 54.9 sq.m. (591 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Entrance

Communal entrances to front and rear with hallway leading to the flat.

Hall

Storage cupboard, wall mounted heater.

Lounge/Kitchen/Dining Room

20'6" x 17'0" max

A practical open-plan room providing space for living, dining and cooking. Double glazed window, three wall mounted heaters. To the kitchen area there is a range of wall and base units with stainless steel sink unit, four burner gas hob with oven below and built-in extractor above. Stainless steel splashback, space for washing machine and fridge.

Bedroom One

10'7" x 8'10"

Double glazed window, wall mounted heaters.

Bedroom Two

8'10" x 7'7"

Double glazed window, wall mounted heaters.

Bathroom

6'5" x 6'5"

Suite in white comprising panel bath with shower over and curtain, pedestal wash basin, low level WC, tiled splashbacks, lino flooring, extractor.

Outside

Communal green spaces and allocated parking.

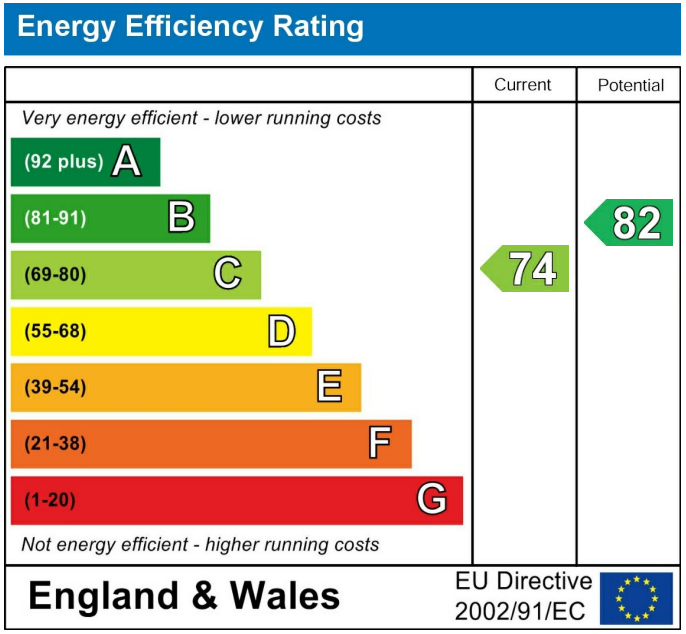
Agents Note

Tenure - Leasehold

Length of Lease - TBC

Ground Rent - £168.90 per annum

Service Charge - £1,256.72 per annum

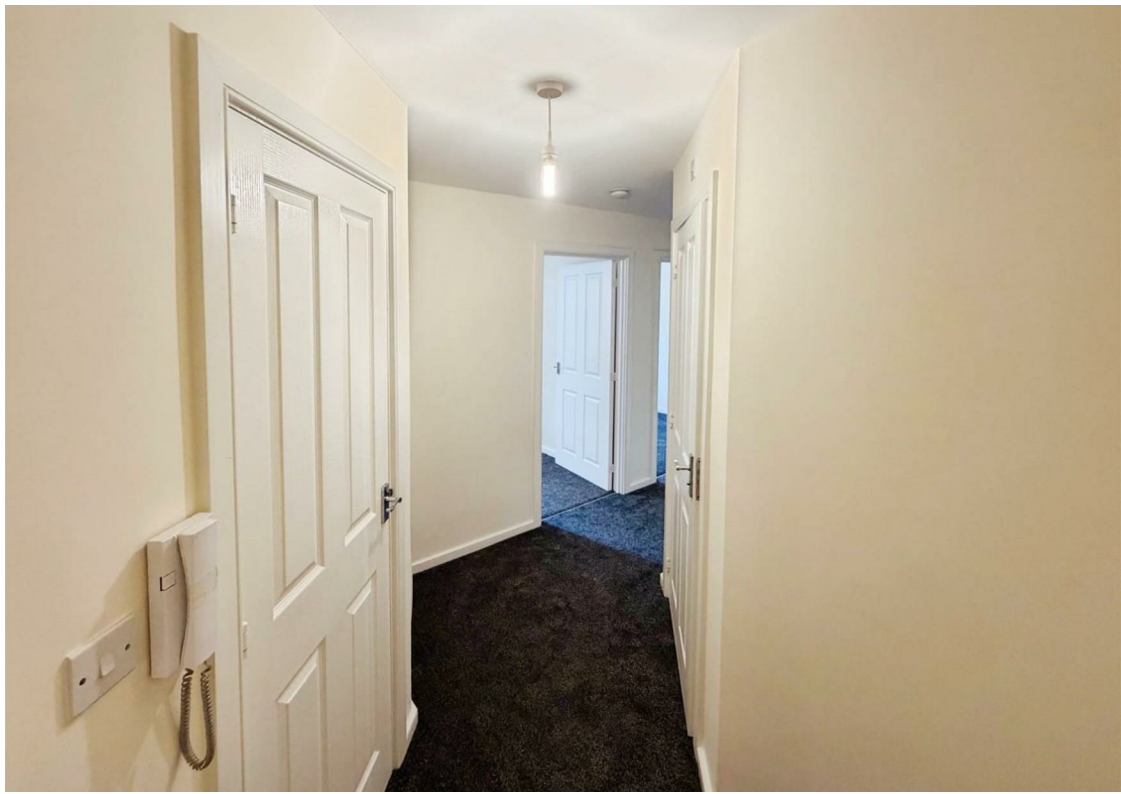


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































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