



## WESTMINSTER ROAD, ELLESMERE PORT

£65,000

- NEW KITCHEN
- GROUND FLOOR STUDIO
- NEW BATHROOM
- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE
- INVESTMENT OPPORTUNITY

## 6 WESTMINSTER ROAD, ELLESMERE PORT,



Perfect for first time buyers or investors, this self contained newly refurbished ground floor studio flat. The property is situated in a popular area of Ellesmere Port close to many amenities. The property consists of a bathroom, newly fitted kitchen and large lounge/bedroom.

The studio has been renovated throughout including a new kitchen, new bathroom, a full redecoration and had new carpets throughout. It has gas central heating and double glazing. The flat is in excellent condition and ready to move into.

Westminster Road is in a residential area of Ellesmere Port within walking distance from the town centre, train station and bus exchange. It's also a stones throw from J9 of the M53 making it ideal for commuting to/from either Chester, Manchester or Liverpool.



# 6 WESTMINSTER ROAD, ELLESMERE PORT, CH65 2EG



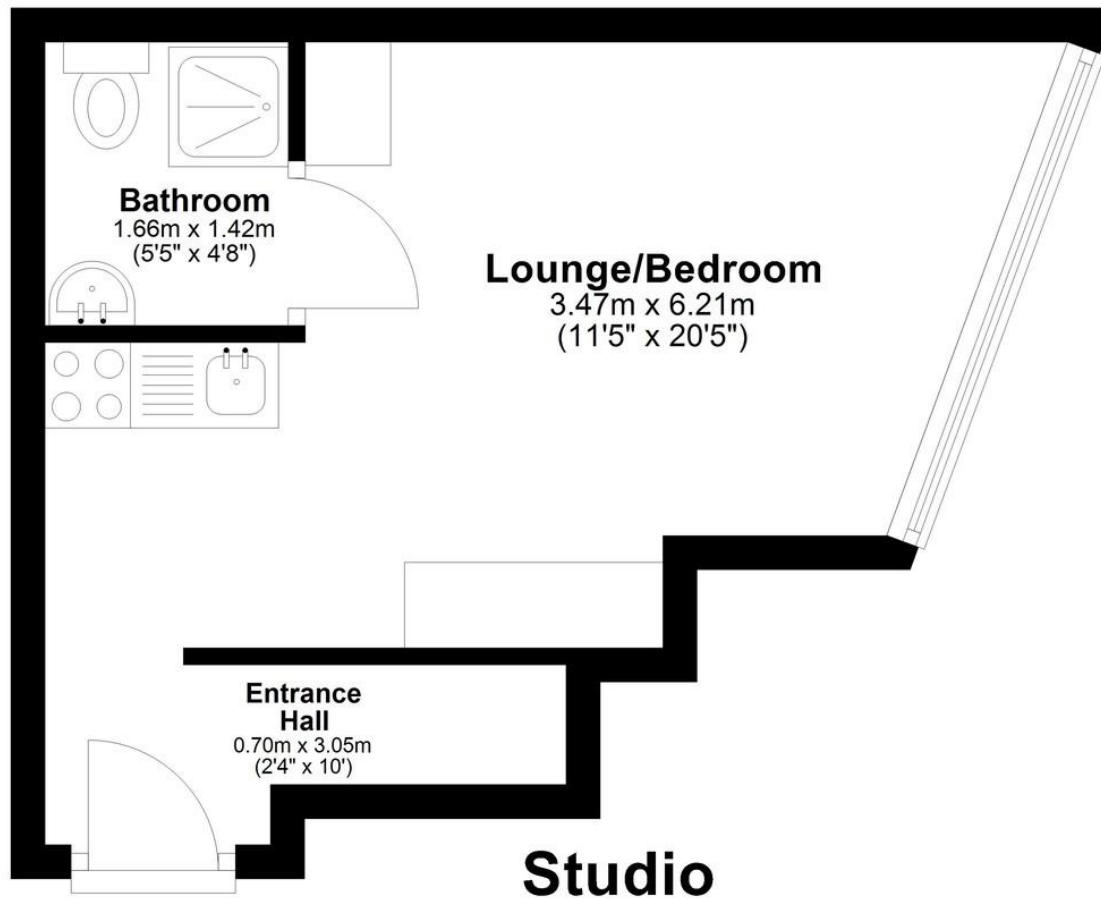
**Council Tax Band:** A

**Local Authority:** Cheshire West and Chester Council

**Tenure:** Leasehold (0 Years)

**Service Charge (per annum):** £600

**Ground Rent (per annum):** £25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

