

bp5253



Apt 27 Lock 7 The Decks
Runcorn
WA7 1GS
Fourth Floor 2 Bedroom
Apartment

Independent Family Owned Estate Agents
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£85,000

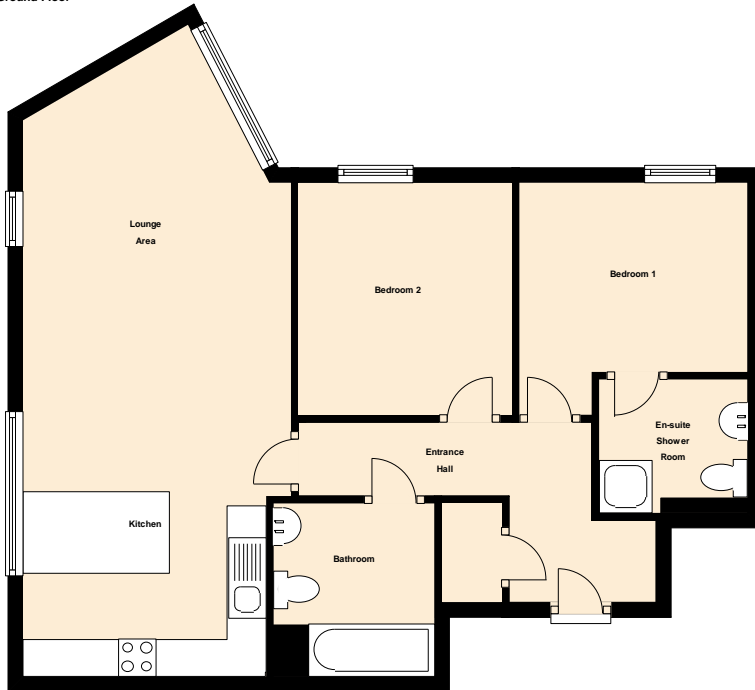
Viewing Advised



Apt 27 Lock 7, The Decks, Runcorn, Cheshire, WA7 1GS

WELL PRESENTED APARTMENT INCONVENIENT LOCATION This TWO bedroom fourth floor apartment stands along the banks of the River Mersey and is just minutes away from a wealth of amenities by foot. Presented to pleasing standards throughout this homely apartment is sure to impress those who view. consisting of entrance hall with storage, open plan lounge kitchen area with views across the River Mersey, two bedrooms, the master of which has a en suite shower room, and a family bathroom complete the accommodation. View advised EPC:TBC

Ground Floor



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 18/03/2023 18:51:36 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Entrance door opens to hallway with all main rooms off, built in storage cupboard housing a hot water cylinder, single power point, extensive fitted storage/book shelves,

Lounge 11' 7" x 20' 4" max (3.53m x 6.19m)

Lounge Area: Double glazed windows to front and rear elevations, four double power points, entry/exit system & telephone extension point, additional telephone extension point and satellite points.



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Kitchen Area 10' 8" x 8' 0" (3.25m x 2.44m)

Having a range of base and wall units comprising of: single drainer stainless steel sink, high neck mixer tap over, four ring ceramic electric hob, electric under oven, filter hood above, attractive splash back tiling, two double power points, extractor fan, double glazed window to rear, integrated fridge/freezer, useful center island, additional storage beneath and breakfast bar area, wall mounted electric heater.



Bedroom One Side 10' 2" max x 10' 7" (3.10m x 3.22m)

Double glazed window to side elevation, wall mounted electric heater, telephone extension, three double power points, TV aerial point.

En-suite Shower Room

Low level WC, pedestal wash hand basin, fully tiled shower enclosure with mixer shower attachment and waterfall style shower head, additional shower wand, half tiling to walls, fitted extractor fan, fitted wall heater.



Bedroom Two Side 10' 2" x 8' 6" (3.10m x 2.59m)

Double glazed window to side elevation, three double power points.

Bathroom

having a white three piece suite comprising; low level WC, pedestal wash hand basin, panel bath, mixer shower attachment over, attractive splashback tiling, wall mounted electric heater, extractor fan.



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Please Note

125 years lease from 2007, maintenance charge £185 per month. Ground rent charged at £150 per year.

Useful Information About This Property:

- WELL PRESENTED APARTMENT
- VIEWS ACROSS RIVER MERSEY
- EN SUITE SHOWER ROOM
- FOURTH FLOOR
- IDEAL FIRST HOME
- POPULAR INVESTMENT PROPERTY
- SPACIOUS LOUNGE KITCHEN AREA
- Council Tax Band: B

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.