

EPC: C

Sutton Way, Great Sutton, Ellesmere Port

Offers Over: £100,000

Clive Watkin










HELLO
SunShine



The accommodation briefly comprises an entrance hall, a bright and spacious living room, a fitted kitchen with a range of units, a generous double bedroom, and a modern bathroom. Large windows throughout allow for plenty of natural light, these have also been recently changed.

Situated on the upper floor, the property enjoys an elevated position and offers a peaceful setting while remaining within easy reach of local amenities, transport links, and everyday conveniences.

Benefitting from gas central heating and double glazing, this attractive flat provides an excellent opportunity for those seeking a ready-to-move-into home or a buy-to-let investment.

Early viewing is highly recommended to appreciate all that this property has to offer.

Leasehold
Ground rent and Service Charge- £46 PCM

Please note that an AML fee is chargeable to the buyer once an offer is accepted, to







Total floor area 43.9 m² (472 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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Council Tax Band: **A**

Tenure: **Leasehold**

Ground rent and Service Charge- £46 PCM

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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