



Ellesmere Road
Culcheth

Miller Metcalfe
Every step of the way

Ellesmere Road

Culcheth

Ground Floor



2



1

EPC Rating - C

** GROUND FLOOR * VILLAGE LOCATION * 2 BEDROOMS *

Gilbert Court is an over 55's housing development located in the very heart of Culcheth, offering secure accommodation whilst retaining personal independence to its residents. With undoubtedly one of the best positions in the block, this two bedroom ground floor apartment offers delightful views across the village green, with the added benefit of an outside patio area.

Internally, the property has been extremely well-maintained, with both the kitchen and bathroom having been replaced in recent years. The house manager looks after the day to day running of the development and is on hand in case of an emergency. The development benefits from a communal lounge, laundry room, guest room that can be booked for visitors and relatives and round the clock emergency call response and monitoring. It comes with allocated parking plus additional parking for visitors to the rear. Local amenities of the village and transport links are all within walking distance,

The apartment is accessed via a secure entrance system at the rear of the building. The apartment is located on the ground floor and briefly comprises of entrance hallway with storage room, Lounge/dining room and fitted kitchen which have views directly over the village green, two bedroom and a bathroom. Electric wall mounted heaters and double glazing is installed at the property. Offered with no upward chain and available to view now.

TENURE

Leasehold

Lease Start Date:- 24 Nov 2005

Lease End Date:-02 Mar 2129

Lease Term:-125 years from 2 March 2004

Lease Term Remaining:-104 years

COUNCIL TAX

Band: C

Annual Price: £1,930 (approximate) per annum

MOBILE COVERAGE

EE

Vodafone

Three

O2

BROADBAND

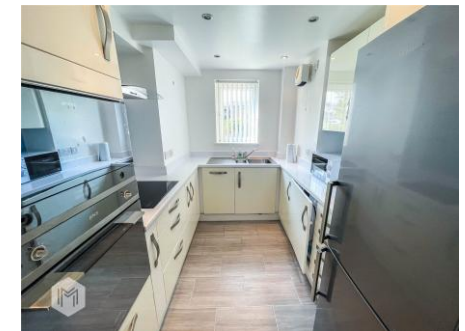
Basic: 20 Mbps

Superfast: 80 Mbps

SATELLITE / FIBRE TV AVAILABILITY

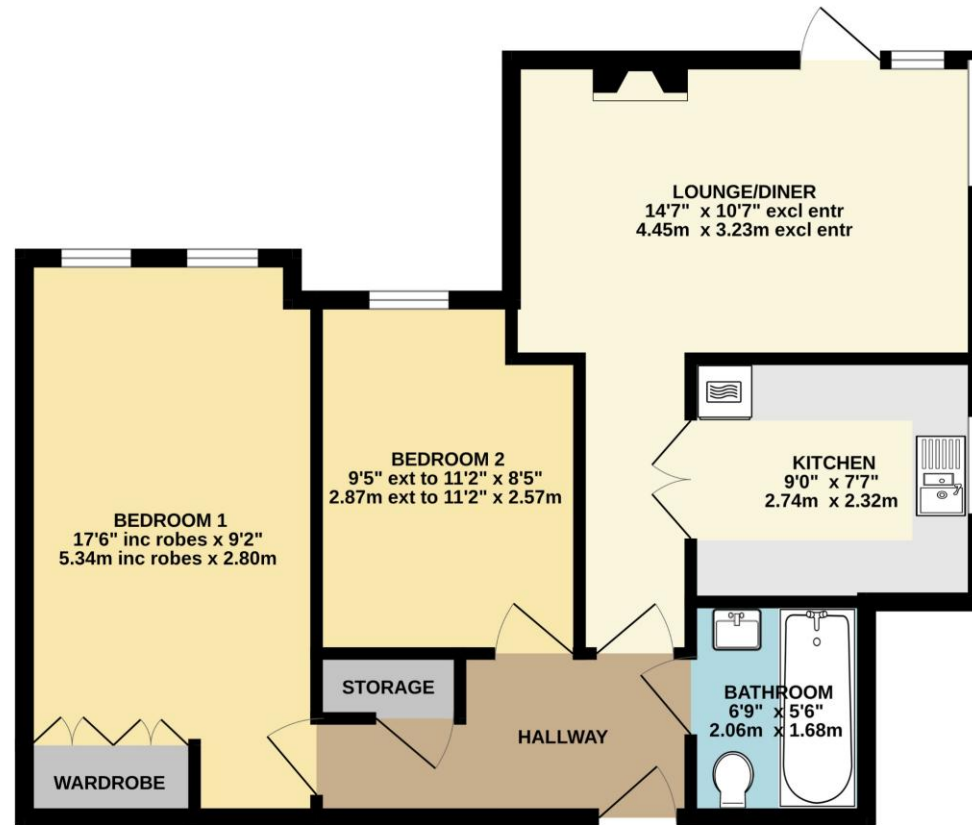
BT

Sky





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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