



SSTC

**QUAYSIDE, GROSVENOR WHARF ROAD,
ELLESMERE PORT, CH65 4AY**

£79,500



ABC Property Shop are delighted to bring to the market for sale this spacious third-floor penthouse apartment on the edge of Canal Village, offering a peaceful setting with stunning views and easy access to scenic walking routes.



- Third Floor Penthouse Apartment
- No Onward Chain
- Leasehold
- Off Road Allocated Parking

- Popular Location
- Council Tax Band B
- Video Walkthrough Available.





ABC Property Shop are delighted to bring to the market for sale this spacious third-floor penthouse apartment ideally located just moments from M53 Junction 9, on the edge of Canal Village and offering a peaceful setting by the canal basin. With stunning views and easy access to scenic walking routes, the property combines convenience with natural beauty.

Accessed via a secure intercom entrance at ground-floor level, the communal areas are well-maintained, clean, and tidy. Inside, the apartment features a generous entrance hall with a handy storage cupboard, offering ample hanging space, with all rooms leading off from here. The well-sized bathroom includes a three-piece suite with an over-bath shower and screen. The double bedroom is bright and comfortable, while the large lounge/diner provides plenty of space for relaxation and entertaining. The fitted kitchen, complete with an integrated hob, oven, and extractor fan, also offers space for a washing machine and fridge/freezer.

This lovely, clean, and well-presented apartment is an ideal choice for those seeking both comfort and a convenient location.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: B (Cheshire West & Chester)

Tenure: Leasehold (131 years)

Service Charge: £110.31 per month

150 Years (Less 10 Days) from 17 October 2006.

Service Charge includes Ground Rent.

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Entrance Hallway

All rooms leading off.

Living Room

w: 3.95m x l: 4.81m (w: 13' x l: 15' 9")

Carpeted, Electric Wall Heaters.

Kitchen

w: 2.08m x l: 3.4m (w: 6' 10" x l: 11' 2")

Wall & Base Units, Worktops, Electric Hob & Oven, Extractor, Tiled Splashbacks.

Master Bedroom

w: 2.62m x l: 3.36m (w: 8' 7" x l: 11')

Carpeted, Electric Wall Heater, Mirrors.

Bathroom

Bath with Electric Shower Over, Basin, WC, Vanity Unit, Towel Radiator.



ENTRANCE FLOOR
APPROX FLOOR AREA 45.3m²

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



