



ST JOHNS HOUSE, ROBINSON ROAD, ELLESMERE PORT, CH65 5FH

£96,000



INVESTORS ONLY - Top floor apartment offering open plan kitchen living area, two bedrooms, en suite shower room and separate bathroom.



- Tenanted Investment - Long Standing Tenant in Situ
- Exciting Investment Opportunity!
- Ideal for BTL Investment

- Leasehold
- Top Floor Apartment
- Virtual Tour Available







Situated on the top floor of the well-regarded St Johns House development in Ellesmere Port, this spacious two bedroom apartment is offered as a ready-made investment opportunity with a long-term tenant in place currently paying £675 per calendar month.

The accommodation is well laid out and measures approximately 615 sq ft in total. A central hallway provides access to all rooms and leads through to a generous open plan kitchen and living area, creating a bright and versatile space with ample room for both dining and relaxation. The kitchen is neatly arranged to one side, allowing the remainder of the room to be used comfortably as a living area.

There are two bedrooms, with the main bedroom benefitting from its own en suite shower room. The second bedroom is well proportioned and suitable as a guest room, home office or additional sleeping accommodation. A separate bathroom serves the apartment, finished with a modern suite.

Located on the top floor, the apartment enjoys a quiet position within the building and appeals to tenants seeking low maintenance, modern living. St Johns House is conveniently positioned for local amenities, transport links and access to major road networks, making it a consistently popular choice with renters.

Offered for sale with a reliable, long-term tenant already in residence, this property represents an attractive buy-to-let investment with immediate rental income.

Please note, there is no lift in this development.

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: A (Cheshire West & Chester)
Tenure: Leasehold (107 years)
Ground Rent: £168.9 per year
Service Charge: £1,364 per year
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

Entrance Hallway

w: 1.01m x l: 3.31m (w: 3' 4" x l: 10' 10")
Carpeted, Electric Wall Heater, Storage Cupboard, All Rooms Leading Off.

Bedroom 1

w: 2.67m x l: 3.25m (w: 8' 9" x l: 10' 8")
Carpeted, Electric Wall Heater, En-Suite Shower Room.

En-suite

w: 0.95m x l: 1.99m (w: 3' 1" x l: 6' 6")
Quadrant Shower Unit, Basin, WC, Vinyl Flooring, Fan Heater.

Bedroom 2

w: 2.24m x l: 3.47m (w: 7' 4" x l: 11' 5")
Carpeted, Electric Wall Heater.

Kitchen/Lounge

w: 3.09m x l: 7.07m (w: 10' 2" x l: 23' 2")
Carpeted Living Room Floor, Vinyl Kitchen Diner Floor, Electric Heaters, Range of Kitchen Wall and Base Units, Integrated Hob & Oven.

Bathroom

w: 1.93m x l: 2.05m (w: 6' 4" x l: 6' 9")
Bath, Basin, WC, Vinyl Flooring, Fan Heater.



Approximate total area^m
 615 ft²
 57.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-) A			(92-) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

