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Flat 16, Lawson House
Lawson Road
Higher Runcorn
WA7 4RJ
2 Bed Second Floor Apartment

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

www.bests.co.uk

£140,000

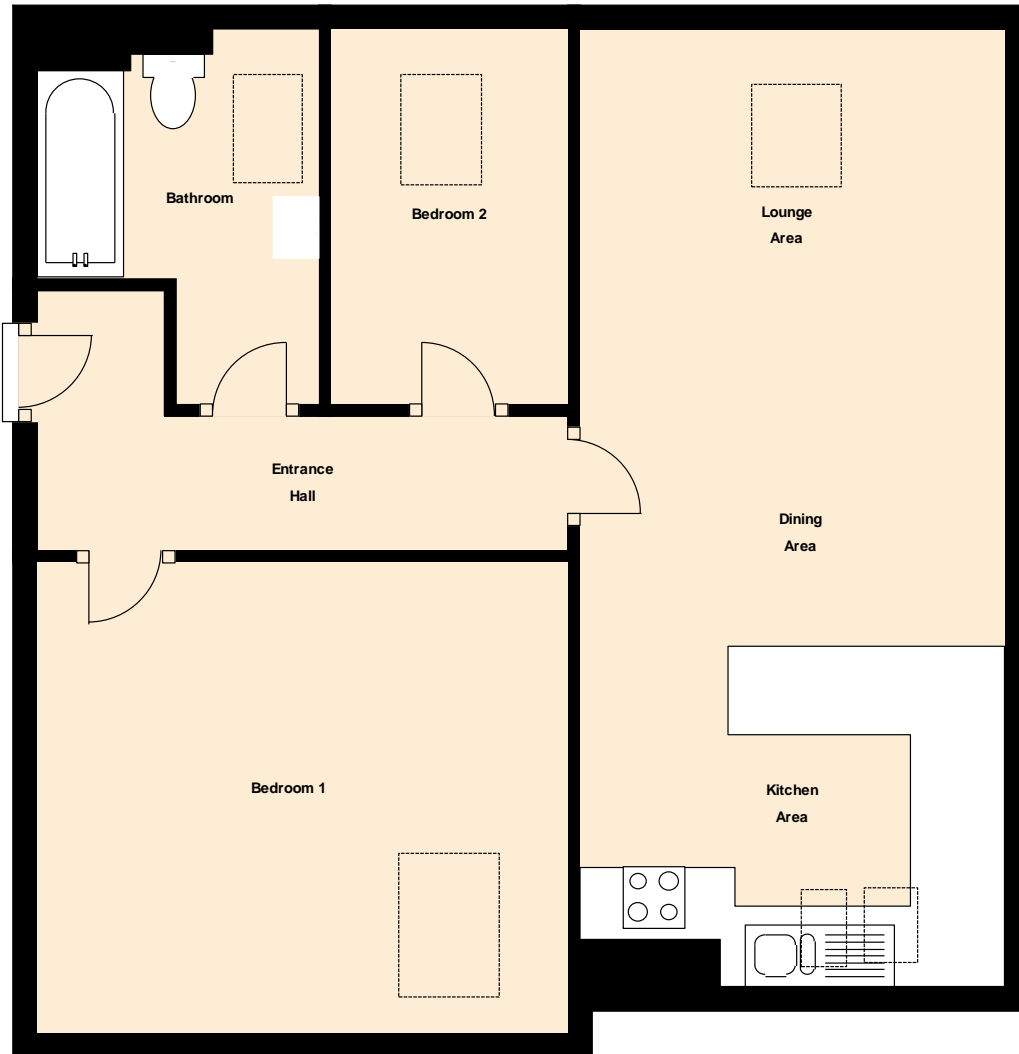
Viewing Advised



Flat 16, Lawson House, Lawson Road, Runcorn, Cheshire, WA7 4RJ

HIGHER RUNCORN LOCATION - TOP FLOOR APARTMENT -STUNNING CONVERSION - NO CHAIN DELAY This second floor apartment forms part of the Lawson House conversion, a locally renowned building occupying an enviable position along Moughland Lane, Higher Runcorn. The area is within walking distance of Runcorn Golf and Cricket Clubs and just a stone's throw away from Runcorn Hill & Heath Park which offers scenic walks and has a choice of two independent deli's/coffee shops. Having a 'modern loft apartment' feel and providing accommodation consisting of; entrance hall with all main rooms off, open plan lounge/dining/kitchen area, two bedrooms and a modern bathroom. Externally, allocated parking is located to the front of the building. EPC:B(82)

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. 18/10/2023 16:54:07 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Central Hallway

Front door opens to central hallway with all main rooms off, single panel radiator, entry/exit system.

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Lounge/ Dining Area 16' 9" x 11' 2" (5.10m x 3.40m)

Single panel radiator, four double power points, TV aerial point, telephone extension point, useful eaves storage, fitted Velux style roof light.

Kitchen 11' 2" x 8' 8" (3.40m x 2.64m)

Having a range of fitted high gloss units with one and a half bowl stainless steel single drainer sink with high neck mixer tap over, in set four ring induction hob with electric oven beneath and filter hood above, integrated fridge freezer and washing machine, concealed wall mounted combination gas central heating boiler, fitted real wood breakfast bar, single panel radiator, four double power points, two Velux style fitted roof lights, fitted mini ceiling down lighters, access to useful loft storage area.



Bedroom One 14' 3" x 12' 6" (4.34m x 3.81m)

Velux style roof light, three double power points, telephone extension point, TV aerial point, single panel radiator.



Bedroom Two 11' 10" x 6' 5" (3.60m x 1.95m)

Velux style roof light, two double one single power points, TV aerial point, telephone extension point, single panel radiator.

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Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer shower attachment, fitted glass shower screen, attractive splash back tiling, fitted Velux style roof light, single panel radiator, access to useful loft storage area.



Please Note

This property is leasehold with a term of 150 years from 1 January 2008. 2023 maintenance charge is £1,842.92.

Useful Information About This Property:

- SECOND FLOOR APPARTMENT
- NO CHAIN
- WELL PRESENTED
- HIGHER RUNCORN LOCATION
- STUNNING BUILDING
- CLOSE TO HEATH PARK
- RAILWAY STATION WITHIN WALKING DISTANCE
- COUNCIL TAX BAND: C

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.