

bp5435



Flat 9  
Lawson House  
Higher Runcorn  
WA7 4RJ  
1 Bedroom First Floor Apartment

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)

**£120,000**

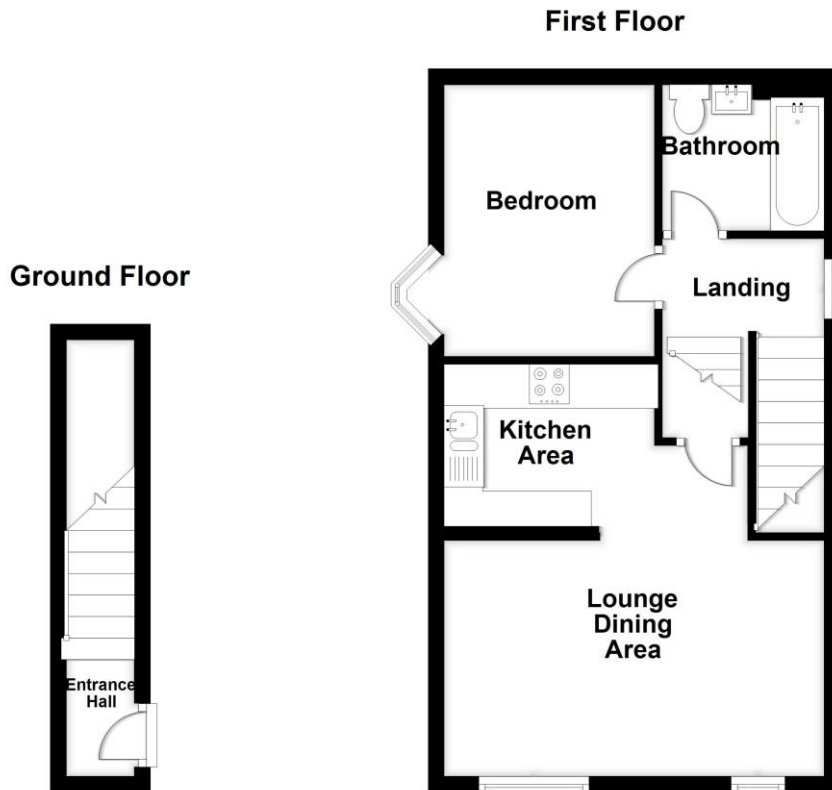
**Viewing Advised**





## Flat 9, Lawson Road, Runcorn, Cheshire, WA7 4RJ

**\*HIGHLY SOUGHT AFTER LOCATION - NO CHAIN DELAY\*** This one bedroom first floor apartment forms part of the iconic Lawson House conversion and benefits from having its own external access serving this property alone. Offering manageable sized accommodation presented to pleasing standards throughout, having Runcorn Hill, Heath Park, Runcorn Golf and Cricket Clubs and Railway station all within close proximity. Consisting of an entrance vestibule with stairs to the first floor apartment, a central hallway provides access to all rooms including the open plan lounge, kitchen and dining room area which enjoys a south facing aspect along with a double bedroom and bathroom. EPC:TBC



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](http://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. 25/04/2024 09:59:23 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance Vestibule

Composite front door opens to entrance vestibule, double panel radiator, meters and services cupboard.

### First Floor Landing

Stairs to first floor landing, PVC double glazed window to side elevation, double power point.



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**Lounge/ Dining/ Kitchen Area 17' 0 maximum" x 15' 7" (5.18m x 4.75m)**

Lounge area has two PVC double glazed windows to side elevation, five double power points, TV aerial point and telephone extension point, two single panel radiators.

**Kitchen area:** Having a range of high gloss fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, integrated washing machine space for fridge, freezer and dishwasher, concealed wall mounted combination gas central heating boiler, fitted extractor fan, two double and one single power points, attractive splash back tiling.





**Bedroom 11' 2" x 8' 9" (3.40m x 2.66m)**

PVC double glazed bay window to side elevation, single panel radiator, two single power points.

**Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and mixer shower attachment, fitted extractor fan, attractive splash back tiling, single panel radiator.

**Externally**

The property has communal grounds and allocated parking.

**Please Note:**

This property is leasehold tenure 150 years from September 2011. An annual service charge of £2064.86 is payable and a ground rent of £X

**Useful Information About This Property:**

- FIRST FLOOR APARTMENT
- HIGH RUNCORN LOCATION
- DIRECT ACCESS VIA ITS OWN EXTERNAL DOOR
- ALLOCATED PARKING
- NO CHAIN DELAY
- PERFECT STARTER HOME
- HEATH PARK AND RUNCORN HILL SECONDS AWAY

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- COUNCIL TAX BAND: A

### **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.