



Sutton Way
Great Sutton
Ellesmere Port
Cheshire
CH66 3LJ

Offers in Excess of £62,000

bettermove

Sutton Way Ellesmere Port

Bettermove are proud to present this 1 bedroom Flat in Great Sutton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for residents and visitors. The council tax band is A.

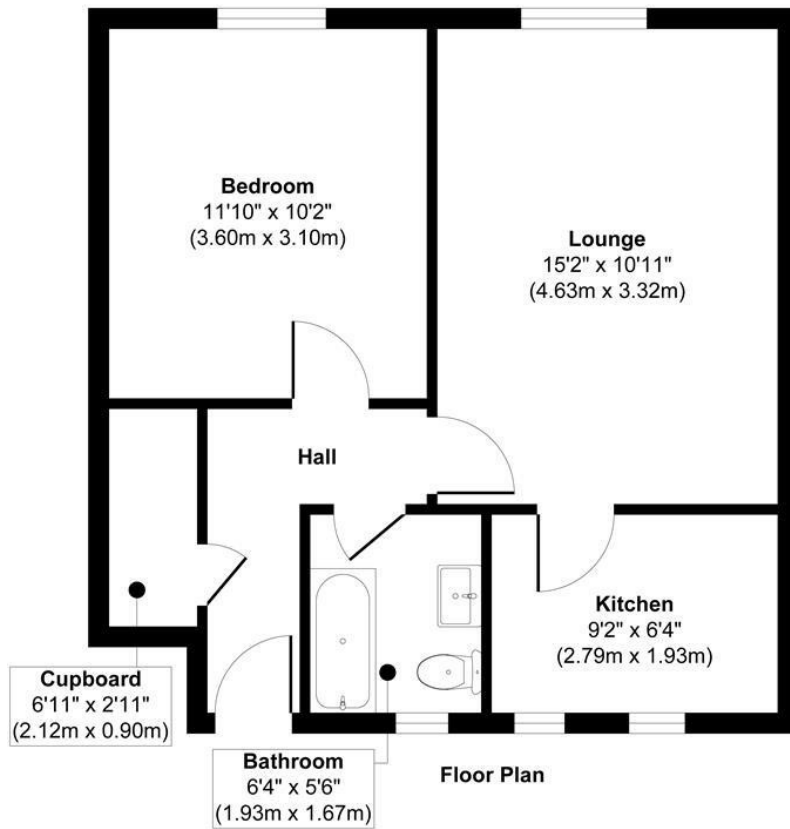
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 104 years remaining on the lease; the Ground rent & Service charges are £90 per month combined.

Located in the popular residential area of Great Sutton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ellesmere Port Train Station and many local bus routes providing easy access into Birkenhead and Liverpool.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Approx. Gross Internal Floor Area 458 sq. ft / 42.61 sq. m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	85
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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