



VINCENT JAMES
ESTATE AGENTS

15 JUBILEE CRESCENT, WINNINGTON VILLAGE, £135,000



Vincent James Estate Agents are delighted to market this stunning one-bedroom coach house in the desirable area of Winnington. The property features a welcoming hallway that leads to a lounge which is enhanced by a charming Juliet balcony allowing natural light to flood in while providing a delightful outdoor feel. The kitchen is equipped with integrated appliances, adding convenience and style to your daily routine. With its sleek finishes and thoughtful design, this coach house is a true gem that you won't want to miss. Book your viewing today and discover your new home!

Entrance Hallway

Accessed via front entrance door. Stairs to landing. Double glazed window to the side elevation. Door to Lounge.

Lounge Diner

Double glazed window to the rear elevation. Double glazed French doors with Juliet balcony to the front elevation. Laminate Flooring. Radiator. Opening to Kitchen. Door to Inner Hallway.



Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Integrated Fridge Freezer and Washer Dryer. Inset oven with hob and extractor hood above. Double glazed window to the front elevation. Inset spotlights. Laminate Flooring.



Master Bedroom

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Inset spotlights. Double glazed window to the rear elevation.



Inner Hallway

Door to bedroom and bathroom. Storage cupboard.

Externally

Two allocated parking spaces. Storage cupboard with power & light.



Extra Information

Tenure: Leasehold

Length of lease: 155 years

Annual Ground Rent: £200 per annum

Service Charge: Approx TBC

Service Charge Review Period: TBC

Council Tax Band: A

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

**15 Jubilee Crescent,
Winnington.**

DETAILS

Total area: 471.98 sq ft
Living area: 471.98 sq ft
Floors: 2
Rooms: 8

▼ **Ground Floor** TOTAL AREA: 31.17 sq ft • LIVING AREA: 31.17 sq ft • ROOMS: 1

▼ **1st Floor** TOTAL AREA: 440.81 sq ft • LIVING AREA: 440.81 sq ft • ROOMS: 7



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0' 2' 4' 6' 8' 10' 1:84

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

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