



For Sale

£130,000 Leasehold



- First Floor Flat
- Two Double Bedrooms
- Open Plan Lounge/Fitted Kitchen
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Fitted Wardrobes to Bedrooms
- Fitted Bathroom
- Two Balconies
- Ready Made Investment

**Union Square  
Warrington, WA5 3SN**

# Property Description

A two-bedroom modern style first floor apartment which is a ready-made buy to let investment SOLD with current tenant on a long term contract, generating a substantial monthly return on investment. The property provides well planned and deceptively spacious living offering the full benefits of gas fired central heating, double glazing, fitted kitchen with generous sized lounge area, two double bedrooms, fitted white bathroom suite, allocated parking and two balconies. AN EARLY ENQUIRY IS STRONGLY RECOMMENDED.

## Location

Located on this popular and sought after development being conveniently located for easy access to the main Warrington Town Centre which hosts a good selection of shops, restaurants and public house with the local area offering good amenities and schooling for both secondary and primary education and a great location for the busy commuter.

My client has informed us the service charge is approximately £600 every six months with the ground rent being £150 per annum.

Vendor has informed us the lease is 125 years from 1st January 2007.



## **Communal Entrance Hall**

Entrance via communal hallway with touch pad for access and stairs lead to the first floor which gains access to the front door.

## **Entrance Hall**

Telephone intercom system, timber door with spy hole, two large built in storage cupboards, central heating radiator.

**Lounge/kitchen:** 19.95' x 16.27' (6.08m x 4.96m)

Measured maximum into width and length. Generous sized open plan room with lounge comprising of central heating radiator, french double glazed doors leading to balcony. The modern style kitchen comprises of a range of fitted eye level and base units with complimentary worktops incorporating stainless steel drainer sink unit with swan style mixer tap, built in oven and four ring gas hob with extractor hood above, plumbing for washing machine, part tiled to walls, wall mounted Glow Worm central heating boiler, vinyl floor covering to kitchen area, double glazed window to the front elevation, central heating radiator.

**Bedroom 1 :** 12.20' x 10.40' (3.72m x 3.17m)

Measured maximum into width and length. Built in wardrobes extending to one wall, french double glazed doors leading to balcony, central heating radiator.

**Bedroom 2 :** 11.81' x 9.15' (3.60m x 2.79m)

Built in wardrobes, central heating radiator, double glazed window to the rear elevation.

## **Bathroom**

Fitted white bathroom suite comprising of panelled bath with mixer shower over, pedestal wash hand basin, low level w.c with top flush, fully tiling to walls, vinyl floor covering, extractor fan.

## **Externally**

To the front the building there is one allocated parking space.

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81-91	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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