



Canitlever Gardens, Station Road Warrington, Cheshire



Asking Price Of
£130,000



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ First Floor Apartment
- ❑ Two Bedrooms
- ❑ En-suite
- ❑ Spacious Lounge/Kitchen
- ❑ Juliette Balcony
- ❑ Allocated Parking
- ❑ Sought After Location
- ❑ Integrated Appliances
- ❑ Walk-in Dressing Area
- ❑ Modern Bathroom



DESCRIPTION

A fabulous first floor apartment in the sought after location of Cantilever Gardens. This wonderful property has two double bedrooms with an en-suite to the master, a spacious lounge/kitchen area and a three piece bathroom. With allocated parking this really is an attractive home in a popular area.

Access to the property is via the private entrance hall with stairs to the living area, there you will find the master bedroom with an en-suite shower room and a separate dressing area, the second bedroom is also a large double. There is a generous sized open plan living area featuring French doors with a Juliette balcony and laminate wood flooring throughout. There is also a modern bathroom. This would be perfect for a first time buyer or an investment opportunity.

EXTERNALLY

There is allocated parking for 1 car with additional parking for visitors and a secure intercom system for access.



SUMMARY OF ACCOMMODATION

FIRST FLOOR

- Entrance Hall
- Lounge/Diner/Kitchen 4.4m x 5.3m
- Master Bedroom 4.5m x 3.5m
- En-suite 3.2m x 1.6m
- Dressing Area
- Bedroom Two 3.2m x 5.1m
- Bathroom 2.1m x 2.2m

SERVICES

- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)

LOCATION

Latchford is a lovely village in a fantastic location and is home to a great selection of shops, hair and beauty boutiques, cafes and fitness centres. Latchford is a predominantly residential area and lies between the River Mersey and the Manchester Ship Canal, and broadly consists of 19th century terraced housing and some open space. The canal is crossed here by a swing bridge and a high level road bridge. Warrington Town Centre is only 1 mile away with great transport links to other areas. Victoria Park in Latchford has a large running track which is the home of Warrington Athletic Club, and has bowling greens, a skate-park and various other leisure facilities.

DISTANCES

- Latchford Village 5 minute walk
- Stockton Heath Village 1 mile
- Warrington Town Centre 2 miles
- Liverpool City Centre 20 miles via M62
- Manchester City Centre 21 miles via M56
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: C

Ground Rent: £150 PA

Service Charges: £1300 PA

Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

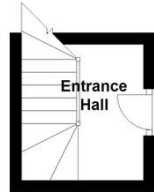
First Floor

Approx. 81.6 sq. metres (878.7 sq. feet)



Ground Floor

Approx. 4.8 sq. metres (51.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**