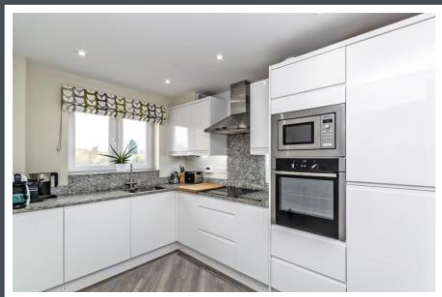




Waters Edge, Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Executive Apartment
- Modern Kitchen
- Sought After Location
- Stunning Bathroom
- Beautiful Lounge
- No Chain
- Two Double Bedrooms
- Lift Access
- Juliette Balcony
- Allocated Parking

DESCRIPTION

Executive apartment in the highly sought after location of Waters Edge. This is an absolutely beautiful apartment with a lovely lounge, two double bedrooms, modern kitchen and stunning bathroom. The property also has allocated parking for two cars and comes with the added benefit of no chain. Apartments in this development very rarely come to market so this is a wonderful opportunity.

Access to this fabulous apartment is via an attractive front door into a welcoming hallway with lift access. The property has a delightful lounge, two double bedrooms, contemporary bathroom and gorgeous kitchen.

EXTERNALLY

Externally the property benefits from two allocated parking spaces and fantastic views of the Manchester ship canal. There is also visitor parking at this attractive apartment.



SUMMARY OF ACCOMMOATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.08m x 4.57m
- Kitchen 3.29m x 2.22m
- Bedroom One 3.00m x 4.03m
- Bedroom Two 2.60m x 3.33m
- Bathroom 2.35m x 1.69m
- Storage

DISTANCES

- Stockton Heath Village 0.6 mile walk
- Walton Hall Gardens 2.5 miles
- Warrington Town Centre 2.5 miles
- Manchester Airport 15.6 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via EE)

LOCATION

The Waters Edge Development is nestled south of Warrington town centre, this upmarket location is surrounded by picturesque countryside and waterways. Within close proximity to Stockton Heath which boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought after location for families thanks to the amount of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £180 per annum
Service Charges: £100 per month
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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



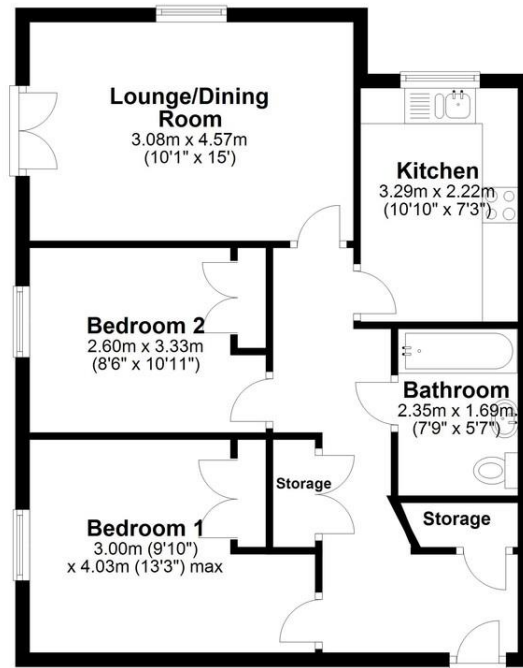


IMPORTANT NOTICE:

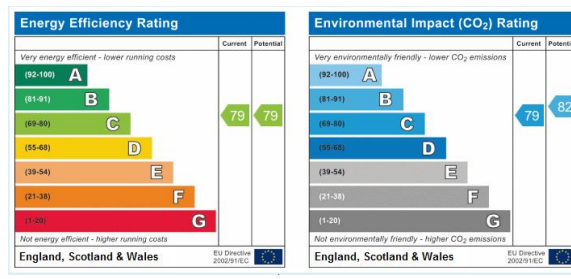
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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 Apartment

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)



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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