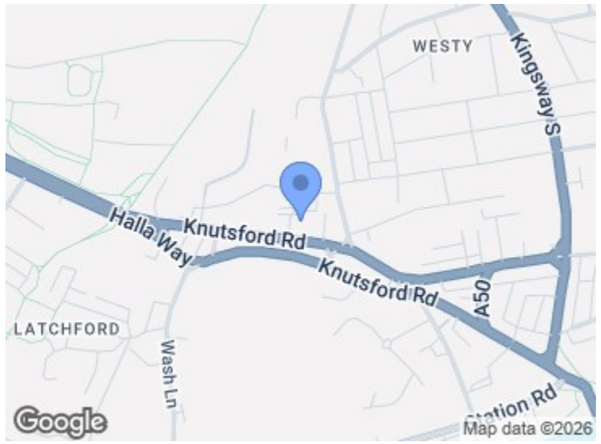
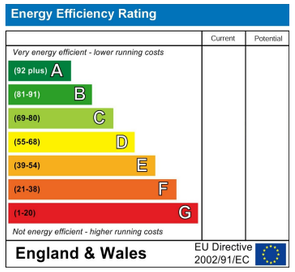
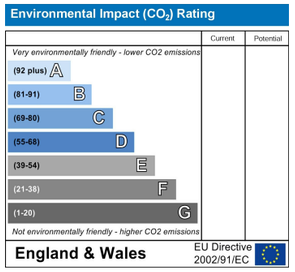
Total area: approx. 49.3 sq. metres (530.2 sq. feet)

Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever-popular Stockton Heath to the West.







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Latchford

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Latchford
The Old Quays

This delightful apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom and a generous open plan lounge / dining / kitchen, this property is ideal for individuals or couples seeking a cosy retreat. The apartment features a welcoming reception space, providing a warm space for relaxation or entertaining guests, dining kitchen, double bedroom and bathroom.

This property is well-situated, offering easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who enjoy a vibrant lifestyle. With good transport links nearby, commuting to Warrington town centre and beyond is both straightforward and convenient.

Communal Hallway
Secure front door opens onto a communal hallway with stairway to the top floor. Courtesy lighting, cleaners cupboard and external post boxes. PVC Windows to front and side elevations.

Entrance Hallway
12'9" x 3'7" (3.9m x 1.1m)
Wall mounted electric heater, ceiling light, loft access, storage cupboard with shelving and hot water tank, wall mounted intercom and internet 'Fibre' point.

Lounge / Dining / Kitchen
27'6" x 11'1" (8.4m x 3.4m)
Feature PVC bay window to the south elevation, two electric wall mounted heaters, telephone point, internet point and ceiling light.

A fitted kitchen with breakfast island, complimented with Amtico style flooring offers a range of matching eye and base level units with tiled splashback, with integrated 'Electrolux' four ring electric hob and matching oven below & extractor above, stainless steel sink with drainer & Chrome hot and cold mixer tap, space for washer and space for dishwasher.

Bedroom
13'5" (max) x 9'7" (4.1m (max) x 2.93m)
PVC Window to the south elevation, electric wall mounted heater and ceiling light.

Bathroom
6'6" x 5'2" (2m x 1.6m)
Three piece suite comprising low level W.C, wash hand basin, panelled bath with Chrome shower and Chrome hot & cold taps, Chrome towel rail, ceiling lighting and extractor fan.

Storage Cupboard
Housing the hot water tank along with shelving for storage.

Outside
Ample communal parking available.

Service Charge
£127 payable monthly to 'Trinity Estates'.

Council Tax
Council Tax Band 'A' £1,602.02 per annum.

Ground Rent
£100 per annum.

Local Authority
Warrington Borough Council

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.