Grappenhall Heys

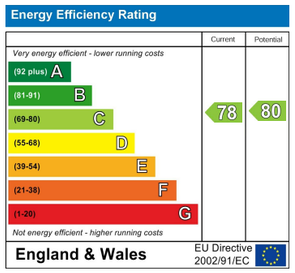


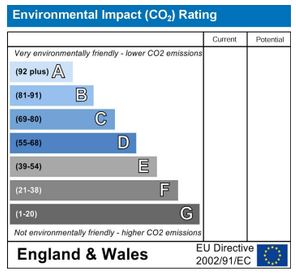
Total area: approx. 99.8 sq. metres (1074.0 sq. feet)

Location

Grappenhall Heys is a particularly attractive suburb nestled south of Warrington. The area boasts a picturesque and historic walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys also boasts a highly regarded primary school which has again been recently assessed by 'OFSTED as OUTSTANDING'. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, bars, cafés and restaurants. Residents also benefit from excellent transport connections which are within easy reach of the M6 and M56.









TOP FLOOR PENTHOUSE Apartment | Dual Aspect ELEVATED VIEWS | OPEN-PLAN Living Accommodation | DESIRED Location including the 'WALLED GARDEN'. This apartment is a lifestyle choice with beautifully appointed accommodation including an inviting reception evolving into an excellent open-plan lounge and dining area transcending to the kitchen complete with integrated appliances. two bedrooms, en-suite, main bathroom and a unique extra room currently used as a study, however, could be a nursery or dressing room.

Offers In Excess Of £200,000

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Grappenhall Heys
Stansfield Drive







Built by Messrs 'Miller Homes', this top floor apartment situated in one of the area's most sought after locations neighbouring a mix of young families and professional people whilst retaining an excellent sense of community.

Situated on the fringe of the development, this apartment enjoys a features non other have. Apart from being among the largest on the development, each apartment occupies its own floor resulting in a higher degree of privacy.

Enjoying features from the 'Georgian' era including the stone detailing, sash windows and high ceilings, this top floor apartment comprises a central entrance hall which chanels to the remaining accommodation comprising a very received open-plan lounge and dining area with far reaching views to two elevations, fitted kitchen complete with integrated appliances, main bedroom with en-suite, second bedroom, versatile room currently used as a study, however, it could be a further bedroom, dressing room or nursery, all complete with a main four piece bathroom suite.

Accommodation

Ground Floor

Communal Entrance Hall
32'6" x 8'9" (9.91m x 2.68m)
Dual aspect entry from the front and rear elevations with the Intercom system being located from the rear parking area. This communal area includes a locked understairs cupboard housing the electric meters, postboxes for the three apartments and the staircase to the two upper floors.

Second Floor Landing
Double glazed windows to the front elevation and access to the apartment's

Entrance Hall
17'10" x 4'10" (5.44m x 1.48m)
A central reception providing entry to the accommodation with engineered wood effect flooring, inset lighting, ceiling coving, loft access, central heating radiator and the electrical consumer unit.

Lounge & Dining Area
22'0" x 16'7" (6.72m x 5.06m)
A super open-plan room with elevated views to the front and side elevations through double glazed sash windows, ceiling coving, three central heating radiators and an opening to the:





Kitchen
8'7" x 8'3" (2.64m x 2.52m)
Fitted with a range of matching base, drawer and eye level units with concealed lighting complemented with integrated appliances including a four ring gas hob with an oven below and an illuminated chimney extractor above, dishwasher, fridge/freezer and a washing machine. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with tiled splashback, full height larder cupboard housing the gas fired boiler, inset lighting, tile effect vinyl flooring and a double glazed sash window to the front.

Bedroom One
16'2" x 12'11" (4.95m x 3.94m)
Two double glazed sash windows positioned to the rear, ceiling coving, central heating radiator and a door to the:

En-Suite Shower Room
6'11" x 5'8" (2.12m x 1.75m)
Tiled cubicle with a thermostatic shower, wall mounted wash hand basin with an adjacent low level WC. set into a tiled recess with display shelving above. Tile effect vinyl flooring, inset lighting, shavers point, frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

Bedroom Two
11'6" x 9'11" (3.53m x 3.04m)
Two double glazed sash windows again positioned to the rear and a central heating radiator.

Study / Dressing Room / Nursery
10'0" x 5'8" (3.05m x 1.74m)
A truly versatile room currently used as a study with a double glazed sash window overlooking the rear and a central heating radiator.

Bathroom
9'1" x 7'3" (2.78m x 2.22m)
A white four piece suite including a panelled bath with a chrome mixer shower head, tiled cubicle with a thermostatic shower, wall mounted wash hand basin set into a tiled recess with display shelving above and a low level WC set into a tiled recess. Inset lighting, tile effect vinyl flooring, frosted double glazed window to the rear elevation, shavers point, extractor fan and a central heating radiator.

Outside
Residents parking and guest parking also available.

Tenure
Leasehold with a Term of 200 Years from 1st January 2003, dated 23rd December 2006

Service Charge
1.1.26 - Half Yearly Service Charge in advance - 1 Jan 2026-30 Jun 2026 £869.67
1,1,26 - Half Yearly Reserve Fund in advance - 1 Jan 2026-30 Jun 2026 £82.71

Council Tax
Band 'D' - £2,479.92 (2026/2027)

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.

Postcode
WA4 3EA

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.