

# Warrington

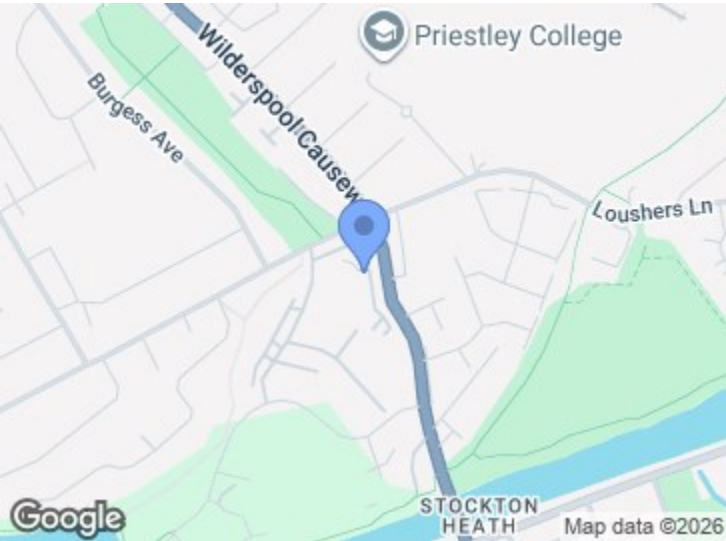


OPEN PLAN LOUNGE / DINING KITCHEN I TOP FLOOR WITH LIFT & STAIR ACCESS I HIGH GLOSS KITCHEN I BALCONY I NO CHAIN I TWO DOUBLE BEDROOMS with EN-SUITE I ALLOCATED AND VISITOR PARKING I WALKING DISTANCE TO STOCKTON HEATH Beautifully presented apartment with secure intercom access just short stroll to Stockton Heath village centre.



## Location

Located within walking distance of Stockton Heath, this modern purpose built development of apartments is sited adjacent to Wilderspool Causeway and Loushers Lane. Neighbouring 'Black Bear Park' including the 'Trans Pennine Trail', this hugely popular area being within walking distance of Stockton Heath village which boasts an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There are a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular for families, thanks to the number 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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 & Wales                             |   | 79                      | 79        |
|                                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   |                         |           |
|                                                                 |   | EU Directive 2002/91/EC |           |



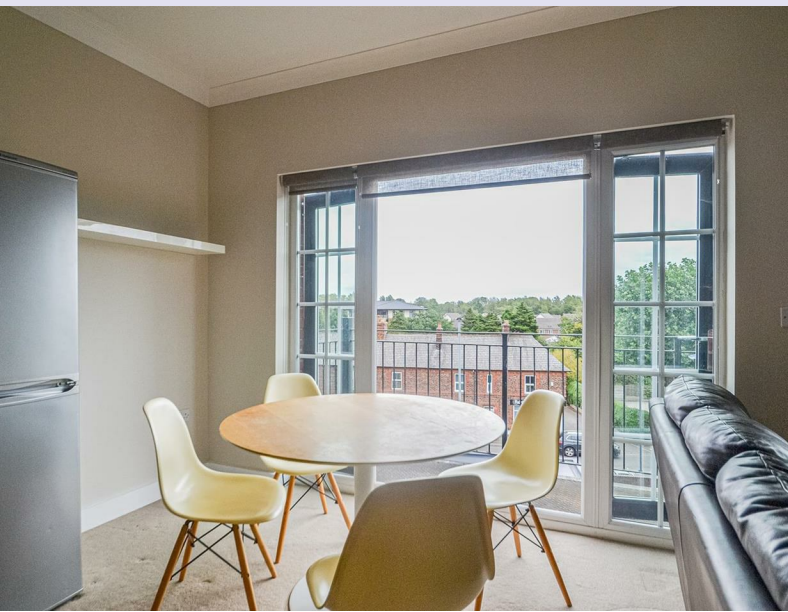
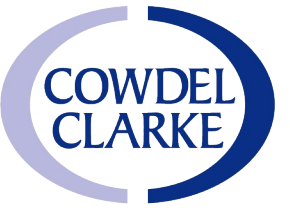
www.cowdelclarke.com

£159,950

Tel: 01925 600 200



# Warrington Elphins Drive



## Accommodation

Forming part of an increasingly popular and sought after development located within walking distance of the village, 'Morrisons' and all Stockton Heath's associated amenities, this purpose built top floor apartment has been well maintained and updated over the years. Featuring a generous open plan, dining / lounge / kitchen with balcony and elevated views. The apartment boasts well proportioned accommodation with two double bedrooms and en-suite to main, family bathroom, cloaks cupboard and storage. Well maintained communal areas, lift access and bike store. Allocated and visitor parking.

## Communal Hallway

Accessed through a secure door into a large reception area with lift access to upper floors, staircase again to upper floors, individual postboxes and a door leading to the:

## Lift / Stair access

A serviced lift provides access to the third floor, accompanied by a staircase leading to:

## Inner Communal Hallway

An open plan area with doors to the third floor apartments, individual post-boxes and cupboard housing water metres.

## Entrance Hallway

Accessed through a twin lock front door, with secure front door intercom system, central heating radiator, ceiling coving and ceiling light.

## Lounge & Dining Kitchen

PVC Window and patio doors to the front elevation, opening onto the balcony, central heating radiator, television point, stylish light fitting, high gloss kitchen with integrated appliances including 'Candy' washer dryer, 'Lamona' electric hob with matching oven below and Chrome extractor above.

## Balcony

Wrought iron railings and lighting.



## Bedroom One

A super sized double room with a PVC double glazed window to the front elevation, television point, telephone point and central heating radiator.

## En-Suite Shower Room

White three piece suite including tiled shower cubicle with a thermostatic shower, pedestal hand wash basin with a chrome mixer tap and splash back tiling in addition to a low level WC. Wood effect flooring, shaver point, central heating radiator and extractor fan.

## Bedroom Two

PVC Double glazed window to the side elevation and a central heating radiator.

## Bathroom

White suite including a panelled

## Outside

Allocated parking clearly marked with the apartment number located in the most convenient area in front of the main building in addition to ample guest parking

## Tenure

Leasehold with a term of 999 years dated 1st June 2006 and a ground rent of £150 per annum.

## Service Charge

Annual fee of £1,470.84 payable in four equal instalments to RMG.

## Council Tax

Band 'B' - £1,658.39 (2024/2025)

## 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 6RU

## 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.