



Clearwater Quays, Latchford Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Apartment
- Heart of Latchford Village
- Beautiful Lounge
- Juliette Balcony
- Modern Kitchen
- Double Bedroom
- Bathroom
- Secure Intercom System
- Car Park to the Rear
- No Chain



DESCRIPTION

A stunning one bedroom apartment in the heart of Latchford Village. The property has recently been decorated with new carpets throughout and a new kitchen floor. This beautiful property has a lovely lounge with Juliette balcony enjoying fantastic views of the ship canal. The property has a delightful lounge / dining room, one double bedroom and a modern kitchen. Perfect for a first time buyer or property investor looking to increase their portfolio.

This stylish first floor apartment is accessed via a secure intercom system into a welcoming hallway with access to the fabulous lounge, kitchen and bathroom. There is also a car park to the rear of the property.

EXTERNALLY

Externally there is a car park and to the front there is a walkway along the canal. The property is only two minutes walk away from the highly sought after Latchford Village.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.19m x 5.93m
- Kitchen 1.86m x 2.72m
- Bedroom 4.06m x 2.65m
- Bathroom 2.33m x 1.72m
- Storage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 11Mb (Via Sky)



LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

DISTANCES

- Latchford Village 2 minute walk
- Stockton Heath 1 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 19 miles via M56
- Liverpool City Centre 22 miles via M62

(Distances quoted are approximate)



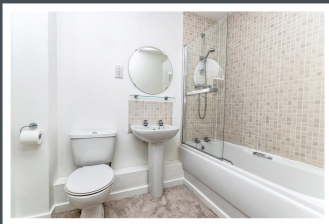
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: A
Service Charges: £816pa
Ground Rent: £100pa
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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



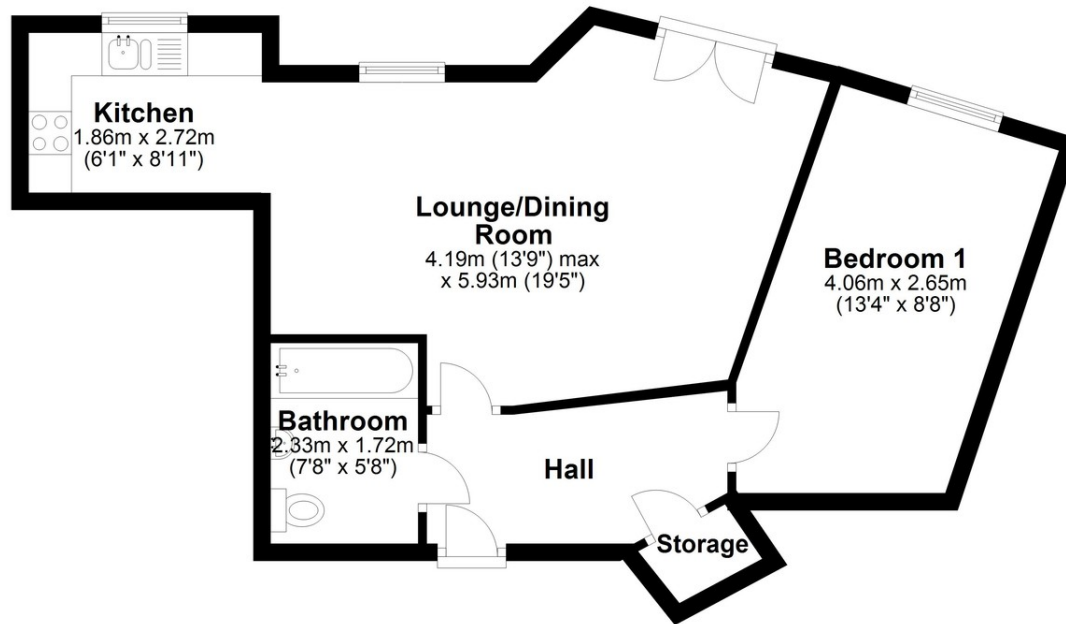


IMPORTANT NOTICE:

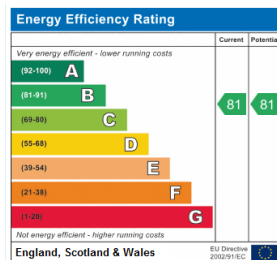
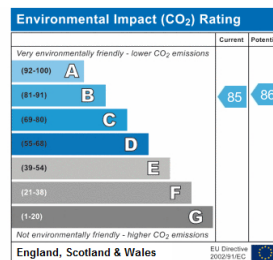
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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

Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 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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