



RESIDE  
MANCHESTER

12 Jodrell Drive  
Grappenhall, Warrington, WA4 3HA

**Asking Price £169,999**



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## 12 Jodrell Drive

Grappenhall, Warrington, WA4 3HA

A spacious two-bedroom apartment located in this lovely development, which is set back in a peaceful corner of Warrington.

The property comprises of two double bedrooms, an en-suite, a spacious bathroom and an open plan kitchen/living area. The property benefits from plenty of natural light from the sash windows throughout, and also comes with one unallocated parking space.

The neighbourhood is a quiet, and tranquil area, and is only a short walk to Grappenhall Heys Walled Gardens where you can enjoy a stroll, or a run for the more active! The property is also a 20-minute drive away from Tatton Park, with an array of things to do.

To book a viewing please contact the sales team on 0161 837 2840.

### The Tour

A bright and spacious, second floor apartment situated in the sought after Grappenhall Heys. This property consists of two double bedrooms, one with an en-suite shower room, a large family bathroom and contemporary kitchen alongside a spacious lounge area with large windows and an abundance of natural light.

### The Area

The property is located within a quiet cul-de-sac and boasts stunning views of the fields surrounding. Jodrell Drive is within walking distance to Grappenhall village, meaning local amenities are easily accessible in addition to many local schools and links to the motorway, if required.

### Lease Information

Length of Lease - 180 years remaining  
Service Charge - £1,344.96 per annum  
Ground Rent - Peppercorn

- Spacious Two Bedroom Apartment

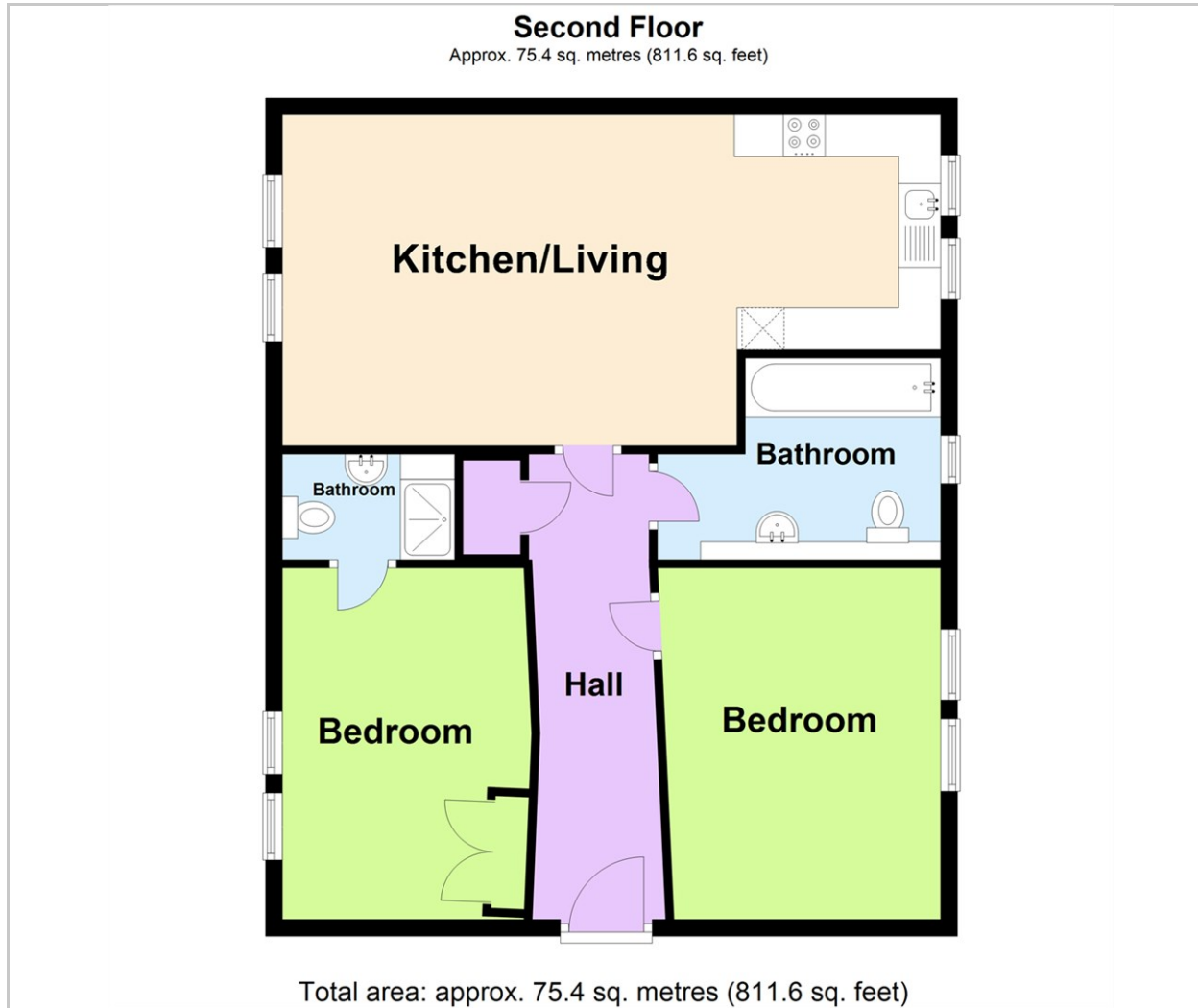




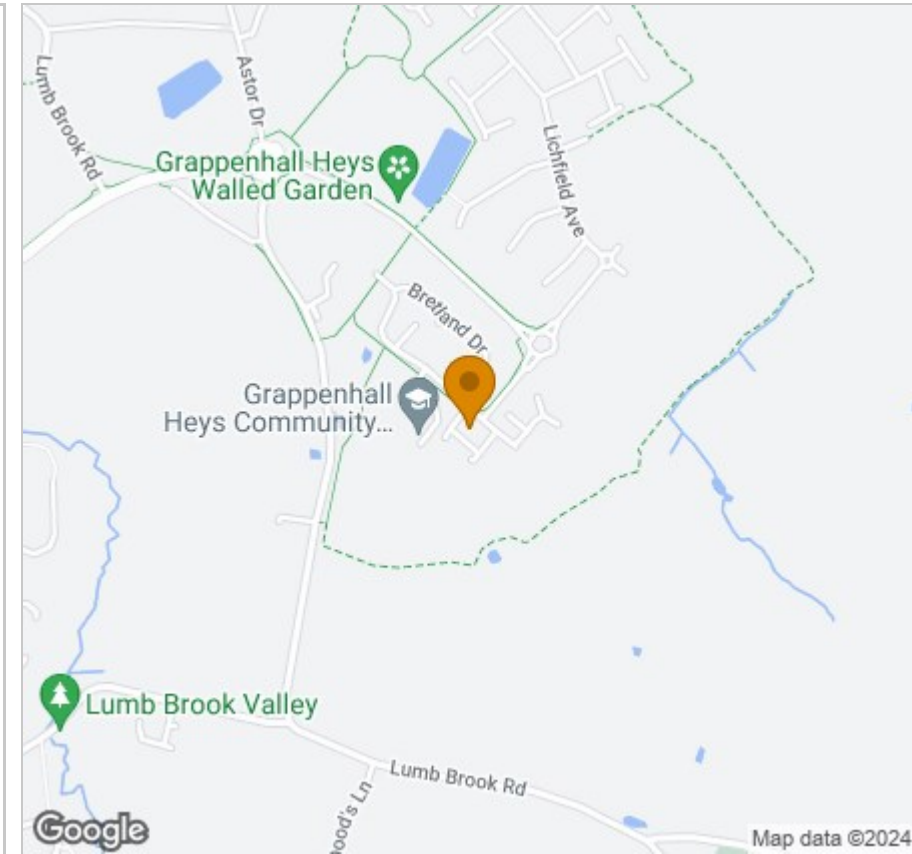
- Idyllic Area
- Two Bathrooms
- Open Plan Living/Kitchen
- No Onward Chain
- EPC Rating B
- Investors & Owner Occupiers Welcome
- Unallocated Parking Space Included



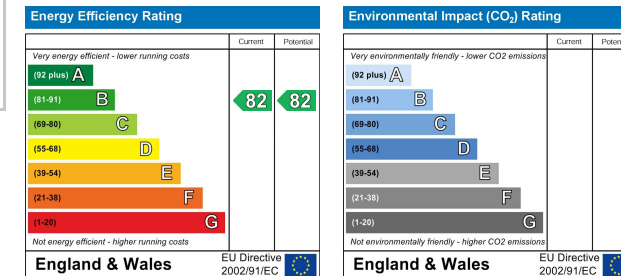
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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