



23 Ballantyne Place
Winwick, Warrington WA2 8HD

Offers Around
£168,950

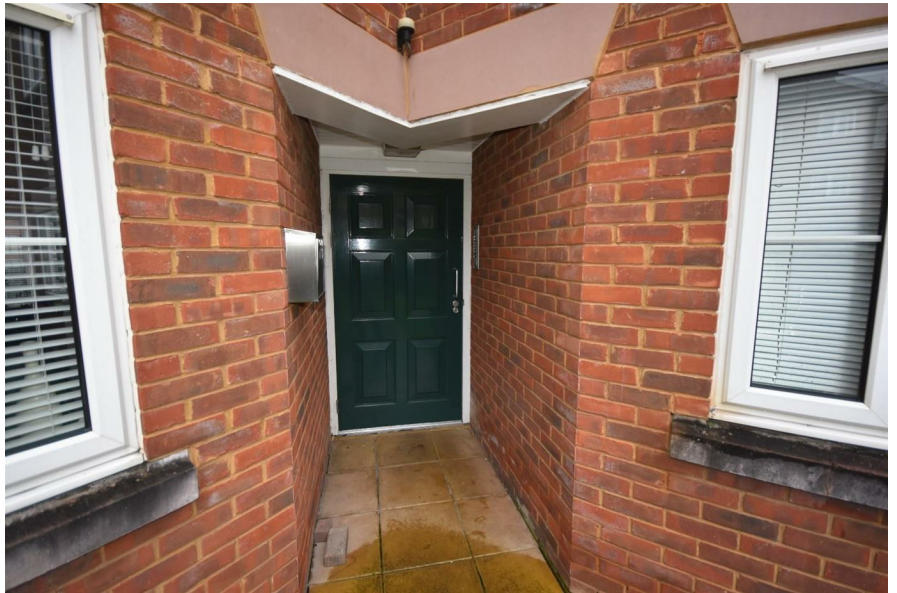
FIRST floor apartment, TWO bedrooms, NO UPWARD chain, ALLOCATED parking, VERY WELL presented, LEASEHOLD Title, OUTLOOK over fields, OPEN PLAN, EN SUITE facilities, DONT MISS THIS!!

We are advised this is Leasehold Title with a Ground Rent payment of £75 per annum and a Service Charge payment of £71.98 per calendar month, the Leasehold is 125 years from 2001.

Halton Kelly are pleased to offer this lovely two bedroom apartment, located on the exclusive Winwick Park development and was purchased new by our client around 2002. As can be seen from the photography, it is very well presented and is laid out as follow, secure key code entrance, communal stairs to first floor, private access, open plan Living accommodation with a Juliet balcony that provides a pleasant outlook over farmers fields, fully fitted kitchen, small inner hallway providing access to Master Bedroom with En Suite and Juliet balcony, a further second bedroom and family Bathroom. There is one allocated parking space and further visitor parking spaces. There is no upward chain as our vendor client can vacate.

Please contact Halton Kelly for further information and escorted viewing arrangements.

MAIN ENTRANCE



COMMUNAL STAIRCASE



LANDING



ENTRANCE TO APARTMENT

Key safe.



OPEN PLAN LOUNGE/DINER

18'2 x 14'0 (5.54m x 4.27m)

An excellent living/dining space, cupboard housing boiler tank, Juliet balcony and open access to the Kitchen.



KITCHEN

A fabulous fully fitted Kitchen, wall and base units with concealed lighting, granite work surfaces, 1.5 bowl drainer, integral single oven, Induction hob, washing machine, dish washer, fridge/freezer, tiled floor and feature glass brick partition.



INNER HALLWAY

Giving access to sleeping accommodation and Bathroom.



MASTER BEDROOM

9'6 x 11'6 (2.90m x 3.51m)

Double bedroom with Juliet balcony and access to En Suite.



EN SUITE

Three piece shower suite.



BEDROOM TWO

10'2 x 8'0 (3.10m x 2.44m)

Double bedroom with integral sliding robes.



BATHROOM SUITE

6'6 x 6'3 (1.98m x 1.91m)

Three piece suite with shower over bath and curved screen.



VIEW FROM JULIET BALCONY

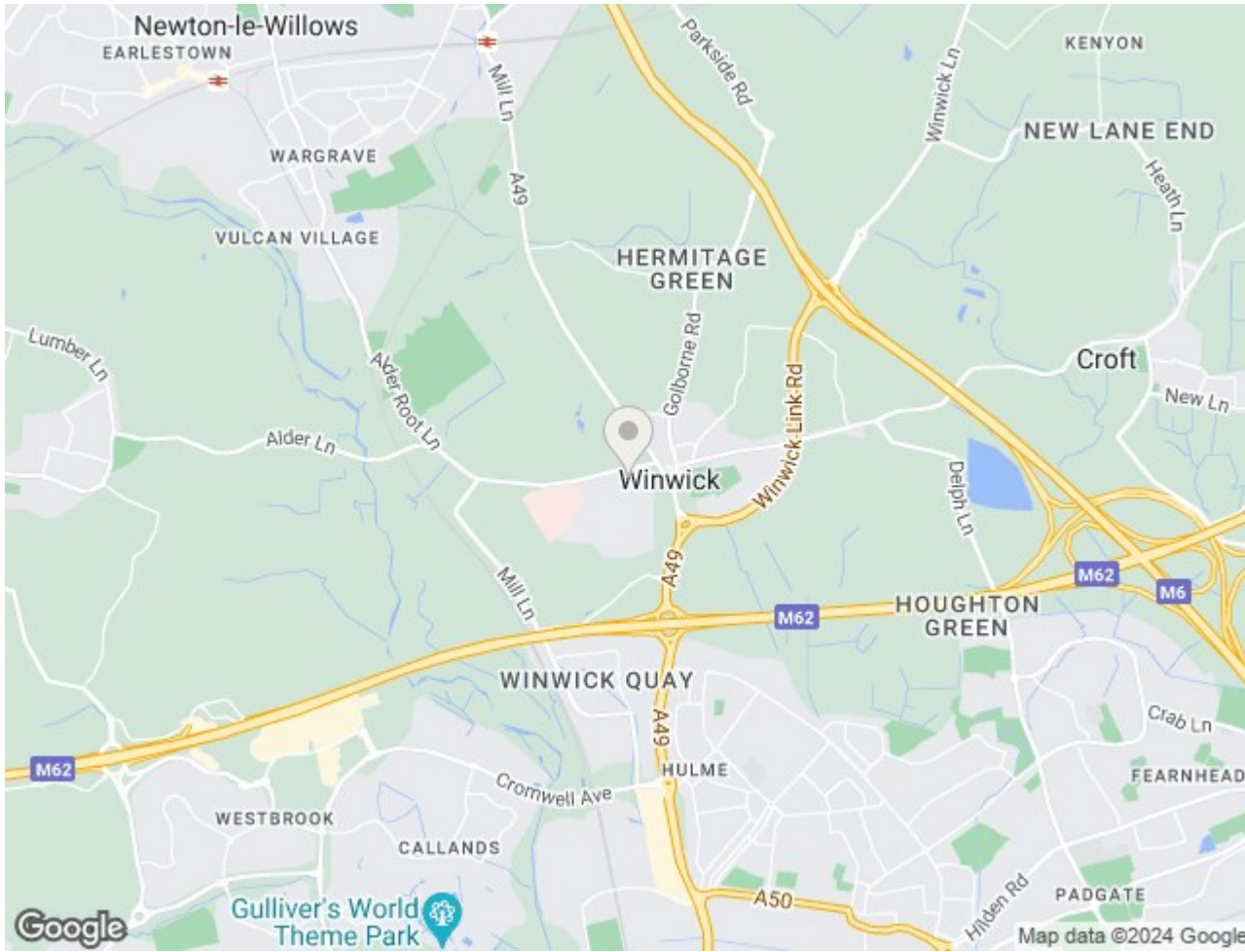


ALLOCATED PARKING SPACE



VISITORS PARKING





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

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
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| (81-91) B | | |
| (69-80) C | | |
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.