



21 Chapelside Close  
Gt Sankey, Warrington WA5 1RA

Offers Around  
£118,500

FIRST FLOOR apartment, TWO DOUBLE bedrooms, LEASEHOLD Title 999 years, GROUND RENT £480.00 per annum, CLOSE to amenities, FOUR piece bathroom suite, GREAT location, INVESTMENT opportunity, IDEAL FIRST purchase, MANY CONTENTS included.

Halton Kelly are delighted to offer for purchase this fabulous turn key two bedroom first floor apartment with allocated parking. The property is situated in a popular development off Liverpool Road and is close to local amenities, schools and motorway networks. Briefly comprising: L shaped Entrance Hall, a good sized Lounge/Dining area, a fabulous fitted Kitchen, Bedroom One with floor to ceiling free standing wardrobe, a second double Bedroom and a modern four piece Bathroom Suite.

Outside to the rear of the property is an allocated parking area.

This is a credit to the current owners throughout and would be an excellent first purchase!

We are informed by our vendor clients the annual Ground Rent charge is £480.00 and Service Charge is £1700.00 per annum.

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

**ENTRANCE HALL**

L shaped Entrance Hall.



**LOUNGE/DINER**

An attractive and good sized Lounge with space for dining, feature wall panelling and wall radiator.





**KITCHEN**

Fabulous fitted Kitchen, wall and base units with concealed lighting, four ring gas hob with overhead extractor, integral oven, 1.5 bowl drainer, washing machine to remain, access to cupboard concealing Potterton boiler, space for freestanding fridge/freezer and wall radiator.



**BEDROOM ONE**

Double Bedroom to rear elevation, free standing floor to ceiling double wardrobe (included) and wall radiator.



**BEDROOM TWO**

Second double Bedroom to front elevation and wall radiator.



**BATHROOM SUITE**

Modern four piece Bathroom suite with separate shower, part tiled walls and ceiling spotlights.






**ALLOCATED PARKING AREA**


Allocated parking area located to the rear of the apartment building.

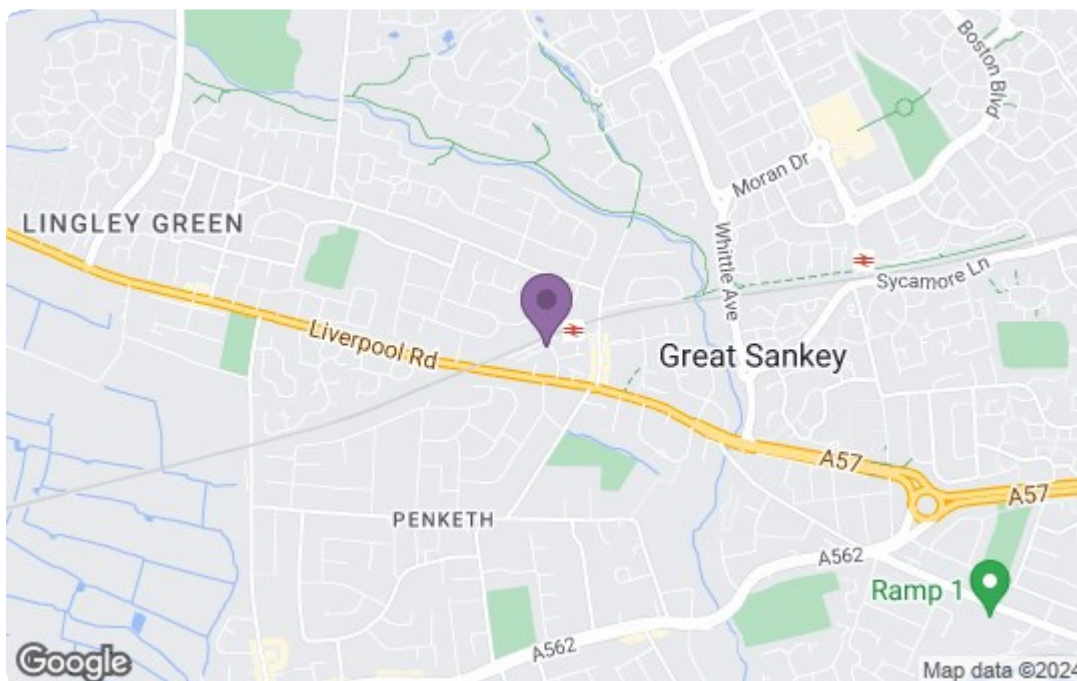


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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.