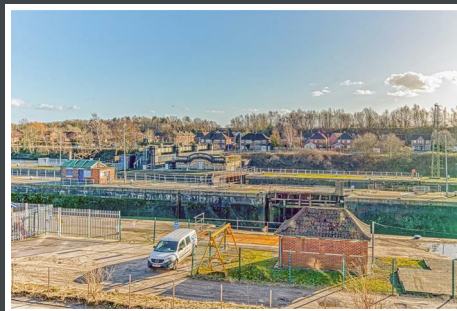




Edgewater Place, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Double Bedrooms
- No Chain
- Integrated Appliances
- Fantastic Location
- Allocated Parking
- Stunning Home
- Immaculate Finish
- Ensuite Bathroom
- Ready to Move In To
- Good Motorway Links

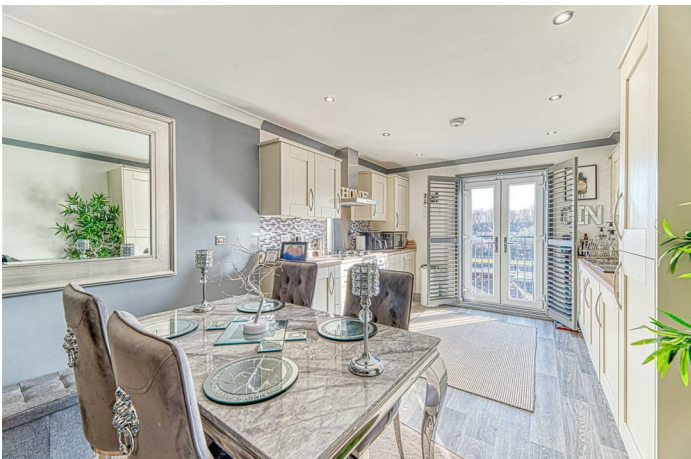
DESCRIPTION

Offered for sale with no onward chain, this stunning two-bedroom apartment boasts wonderful views across Warrington. This incredible property boasts immaculate décor throughout and is the perfect place for those who appreciate both luxury and scenery. This beautiful home celebrates two double bedrooms, as well as an En-suite. With modern, open plan living and unrivalled views. This home is not to be missed.

Access into the apartment is via a secure intercom system. Entry to the home is through the hallway which leads to all areas of this home. The heart of this property is the sleek open plan kitchen/diner which boasts integrated appliances and a gas hob. The space celebrates a Juliet balcony complete with modern shutters, that provides views over Warrington. There are two double bedrooms, bedroom one is home to fitted wardrobes as well as a private En-suite. There is also a modern family bathroom.

EXTERNAL

This home enjoys fantastic views via the Juliet balcony in both the kitchen and bedroom one. The property has allocated parking for one car.



SUMMARY OF ACCOMMODATION

THIRD FLOOR

- Entrance Hall
- 3.39m x 5.80m Lounge
- 3.39m x 3.17m Kitchen
- 3.39m x 4.07m Bedroom One
- 2.45m x 1.45m Ensuite
- 2.45m x 1.71m Bathroom
- 3.80m x 2.80m Bedroom Two

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)

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 1 miles
 - Stockton Heath 2 miles
 - Walton Gardens 3 miles
 - Warrington Town Centre 3 miles
 - Manchester Airport 15 miles via M56
 - Manchester City Centre 20 miles via M56
 - Liverpool City Centre 22 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

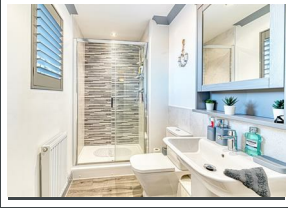
Council Band: B

Tenure: Leasehold

Contents, Fixtures and Fittings

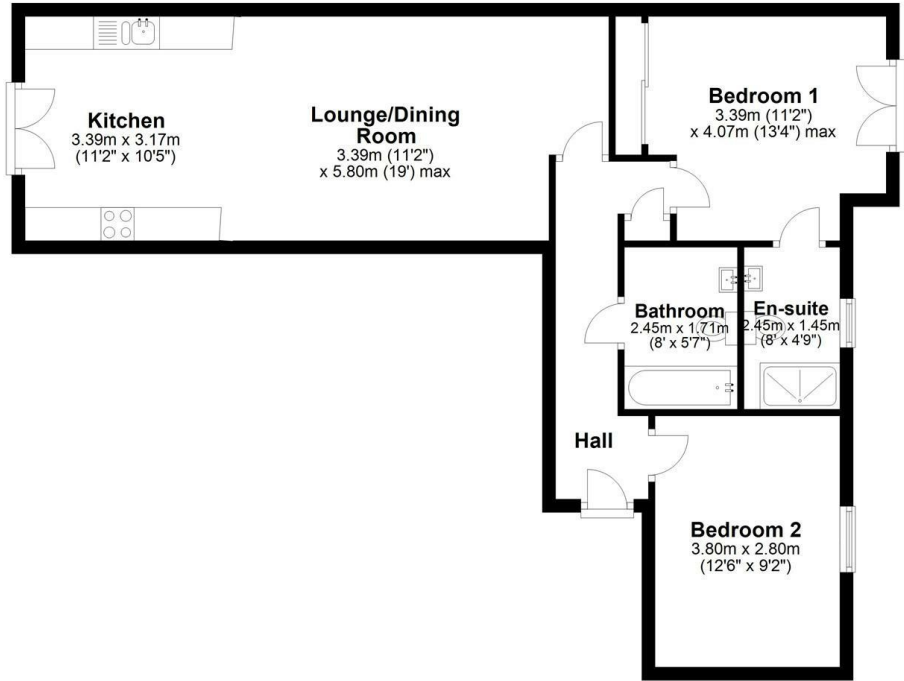
Not included in the asking price. These items may be available under separate negotiation.



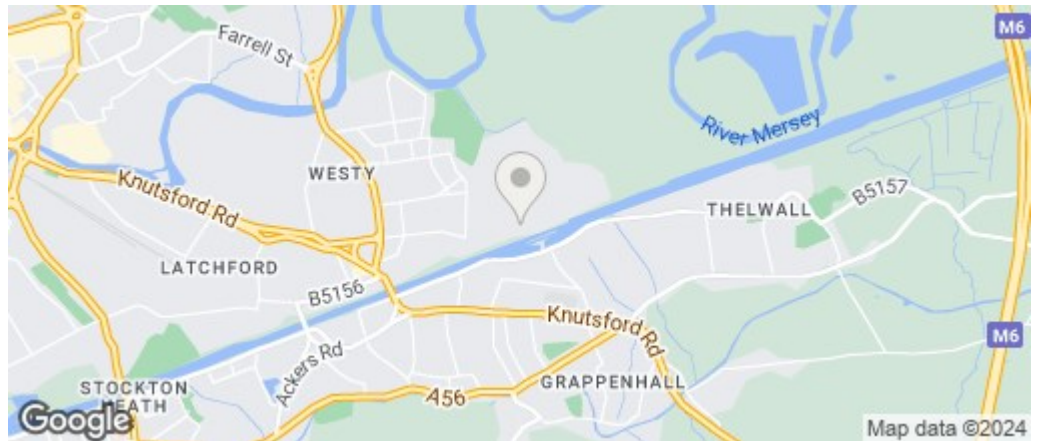


Third Floor Apartment

Approx. 67.5 sq. metres (726.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.8 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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