



# Undercliffe House, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Over 55s
- Desirable Location
- One Bedroom
- Ample Parking
- No Chain
- Beautiful Gardens
- Close to Stockton Heath
- Guest Rooms Available
- Shower Room
- Communal Areas

## DESCRIPTION

Apartment living which is exclusively for the over 55's. A fabulous opportunity to obtain an attractive apartment situated in a purpose built complex with a secure environment and intercom entry system. This wonderful home has an open plan lounge / dining room, lovely kitchen and a double bedroom. This apartment benefits from a shower room.

Access to this property is via a secure communal entrance door which has an intercom entry system. The apartment is situated on the first floor and has lift access. There is a fabulous lounge / dining room, kitchen, shower room and a good sized bedroom. From the apartment, you are able to enjoy the views over Stockton Heath and beyond over the hills.

## GARDENS

Residents have access to the beautiful communal gardens which surround the property and are maintained to a high standard. Parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 519m x 3.22m Lounge
- 1.70m x 2.13m Kitchen
- 3.94m x 2.73m Bedroom
- 2.26m x 1.69m Shower Room

## SERVICES

- Electrical Storage Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)

## LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

## DISTANCES

Stockton Heath 10 minute walk  
Warrington Town Centre 2 miles  
Manchester Airport 15 miles via M56  
Chester City Centre 22 miles via M56  
Liverpool City Centre 22 miles via M62  
Manchester City Centre 23 miles via M56  
(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** B  
**Tenure:** Leasehold

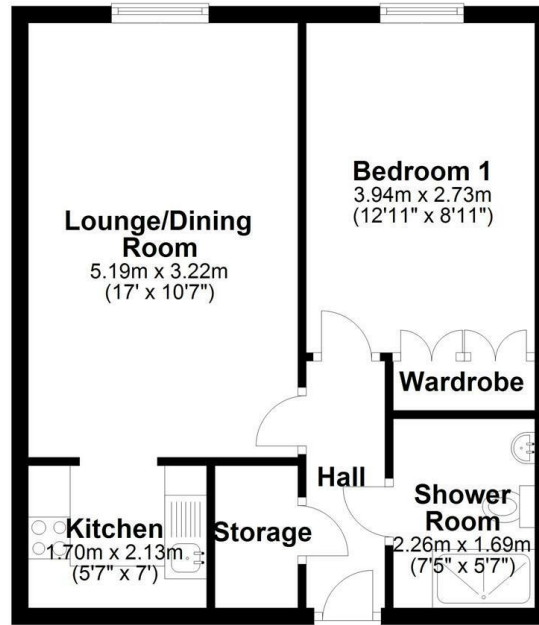
### Contents, Fixtures and Fittings

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



## First Floor Apartment

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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	

### 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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