



Lulworth Place, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Two Bedrooms
- Bright and Airy
- Allocated Parking
- New Kitchen Appliances
- First Floor Apartment
- Close To Amenities
- Sought-After Location
- Good Transportation
- Open Plan Living

DESCRIPTION

Offered for sale with no onward chain, we proudly present this charming first floor apartment, perfect for those seeking a blend of comfort, style and convenience. Situated in the desirable neighbourhood of Walton Locks and within walking distance to Stockton Heath Village, this well-maintained residence awaits its new owner. Located close to local amenities, shops and transportation links, this property is the perfect place to reside.

As you enter the building block, you ascend the staircase to the first floor. A benefit of this apartment building is the limited number of only two residences sharing this floor. Entry to the property is granted via the welcoming hallway featuring a window which gives the added benefit of natural light. The heart of this apartment is the open plan lounge and kitchen diner, featuring integrated appliances and large windows that allow natural light to flood this spacious living area, creating a bright and airy ambience. This property boasts two double bedrooms and a family bathroom. The bathroom features both a bath and separate shower unit providing all of the necessities for your daily routine. The bathroom also benefits from a window allowing for convenient ventilation.

This property benefits from an allocated parking bay and is positioned just a short walk from the Trans Pennine trail and nearby to the attractive Walton Gardens.



SUMMARY OF ACCOMMODATION

FIRST FLOOR APARTMENT

- Entrance Hall
- 3.80m x 6.87m Lounge/Kitchen/Diner
- 2.57m x 3.25m Bedroom One
- 2.66m x 3.25m Bedroom Two
- 2.45m x 1.95m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)



LOCATION - WALTON

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland. Once home to the Greenall brewing magnates, Walton hall was originally built in 1938. The estate is now open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Plus, Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat. The meandering canal paths and parkland provide the perfect place for lazy picnics or hikes for the more actively inclined.



DISTANCES

Warrington Town Centre 1 mile walk
Walton Gardens 1 mile walk
Stockton Heath 1 mile walk
Manchester Airport 16 miles via M56
Chester City Centre 20 miles via M56
Liverpool City Centre 20 miles via M62
Manchester City Centre 24 miles via M56

(Distances quoted are approximate)

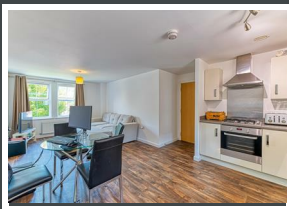
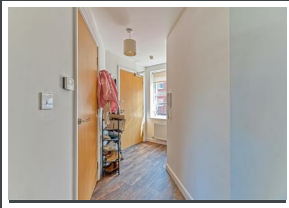
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: B
Tenure: Leasehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

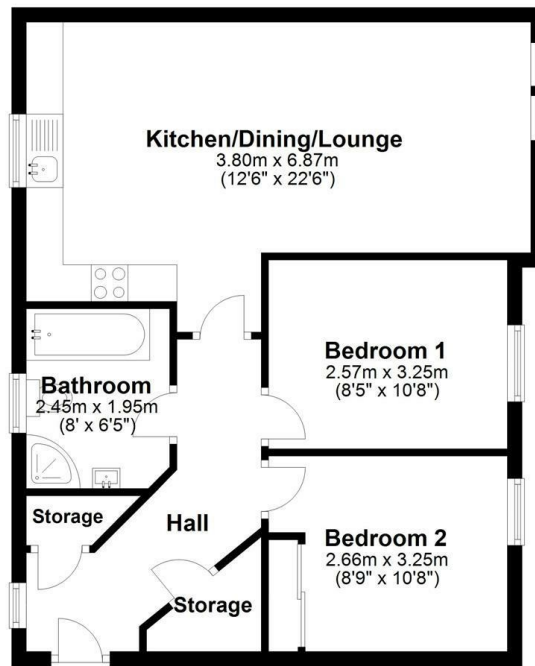
Not included in the asking price. These items may be available under separate negotiation.



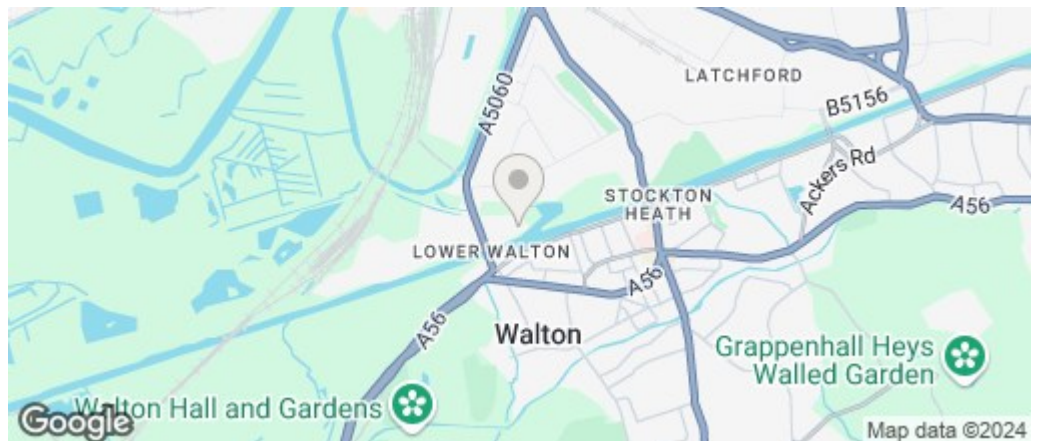


First Floor Apartment

Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 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		83	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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