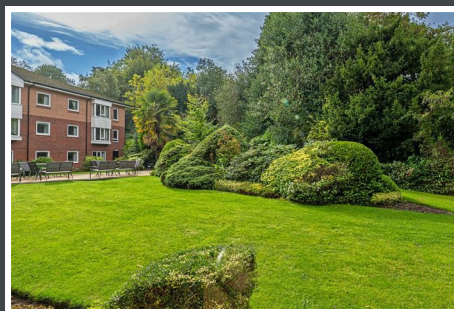




Undercliffe House, Appleton Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Over 55s
- Beautiful Gardens
- Communal Areas
- One Bedroom
- Close To Local Amenities
- No Chain
- Sought After Location
- Ample Parking
- Ground Floor
- Secure Development

DESCRIPTION

Presenting this charming one bedroom, ground floor apartment which is exclusively for the over 55's. This apartment enjoys natural lighting and a stunning view of the shared garden. Located in a secure development, the apartment comes with wonderful communal areas that provide a social environment in the comfort of your own home.

Access to this property is via a secure communal entrance door which has an intercom entry system. Upon entry to the apartment, you are greeted with ample storage space and the bathroom that includes a walk in shower. Following the natural flow of the home you are also presented with the bedroom that provides plenty of space with the added bonus of a double built in wardrobe, and gorgeous views of the garden along with the open plan lounge, dining room and a well equipped kitchen.

This apartment complex comes with fabulous communal spaces for you to enjoy.



GARDEN

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

- Entrance Hall
- 5.11m x 3.21m Lounge/Dining Room
- 1.74m x 2.15m Kitchen
- 3.86m x 2.78m Bedroom One
- 2.08m x 1.69m Bathroom

SERVICES

- Electrical Storage Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 61Mb (Via Sky)



LOCATION - APPLETON

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. It is also just a short walk away from Stockton Heath. There are also four highly regarded schools in the area, making it a prime location for families. The property itself is located close to bus stops.

DISTANCES

- Stockton Heath 5-10 min walk
- Walton Gardens 1.2 miles
- Warrington Town Centre 3.0 miles
- Manchester Airport 16.0 miles via M56
- Manchester City Centre 24.8 miles
- Liverpool City Centre 21.2 miles
- Chester City Centre 22.0 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.



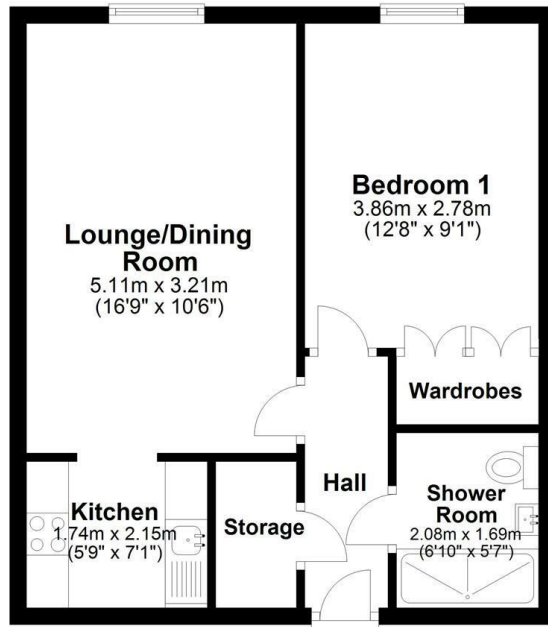


IMPORTANT NOTICE

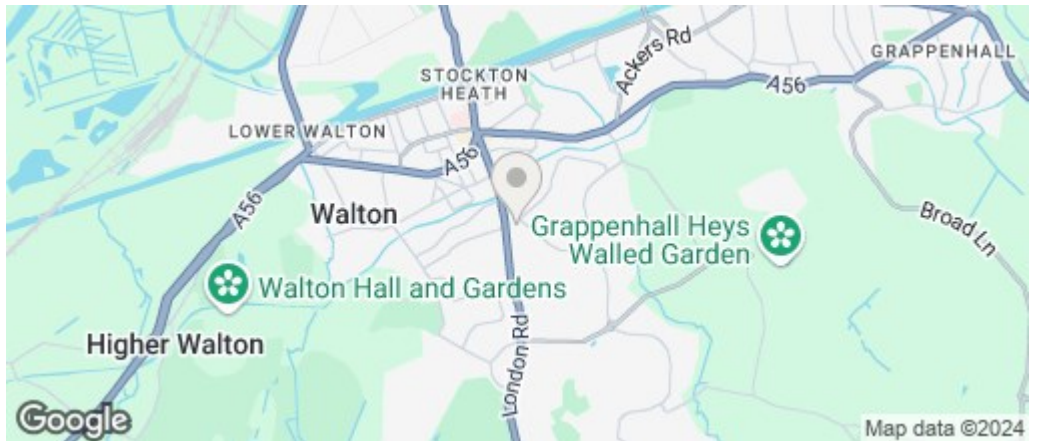
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.

Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 42.3 sq. metres (455.6 sq. feet)



| 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 | | 76 | 78 |
| 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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