



Bouchier Way, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Ground Floor Apartment
- No Chain
- Sought After Area
- Open Plan Living
- Parking Available
- Two Bedrooms
- First Time Buyers
- Investors
- Close To Local Walks
- Great Motorway Links

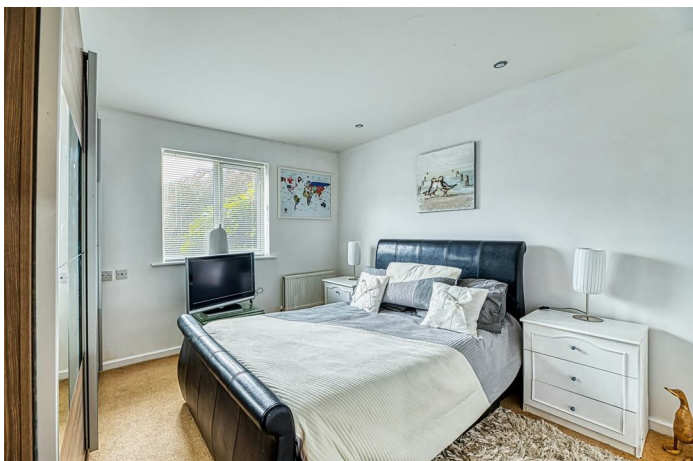
DESCRIPTION

A well presented ground floor apartment located in the desirable location of Grappenhall Heys. This modern apartment boasts open plan living along with two bedrooms and a stylish kitchen. With great links to motorways and local walks nearby, this home is perfect for first time buyers or investors alike.

Access into this apartment is via an intercom system and is located on the ground floor. Upon entering, you are greeted with an open plan living space which allows for natural lighting to flow throughout the apartment, and the kitchen area. Ascending further, you will find both ample sized bedrooms and the three piece bathroom.

PARKING

This apartment features a communal parking area with allocated spaces.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.02m x 4.27m Lounge/Kitchen/Dining Area
- 3.43m x 3.36m Bedroom One
- 2.49m x 3.36m Bedroom Two
- 1.99m x 1.79m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 40Mb (Via Sky)

LOCATION

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden built in 1830 which is now a community hub, home to a café, family attractions and a selection of regular events. The area is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to excellent schools, making it a sought-after area. The suburb is close to Stockton Heath, where there's a great selection of shops, cafés and restaurants. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.

DISTANCES

WA4

- Grappenhall Heys Walled Garden 10 min walk
 - Stockton Heath 1.8 miles
 - Walton Gardens 2.6 miles
 - Warrington Town Centre 4.1 miles
 - Manchester Airport 14.2 miles via M56
 - Manchester City Centre 24.6 miles
 - Liverpool City Centre 28.4 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

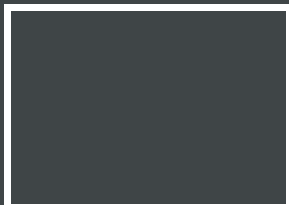
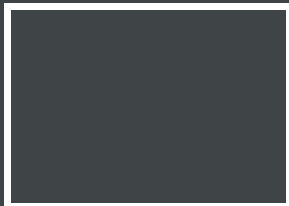
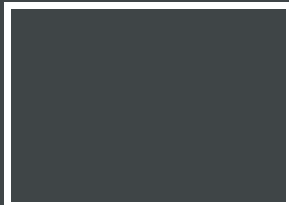
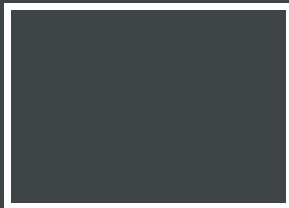
Council Band: D

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

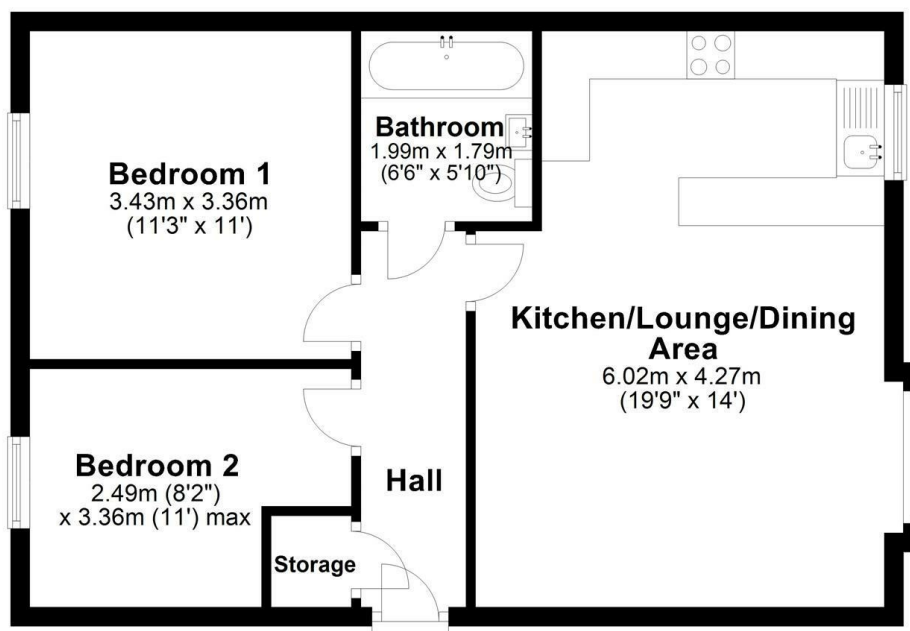
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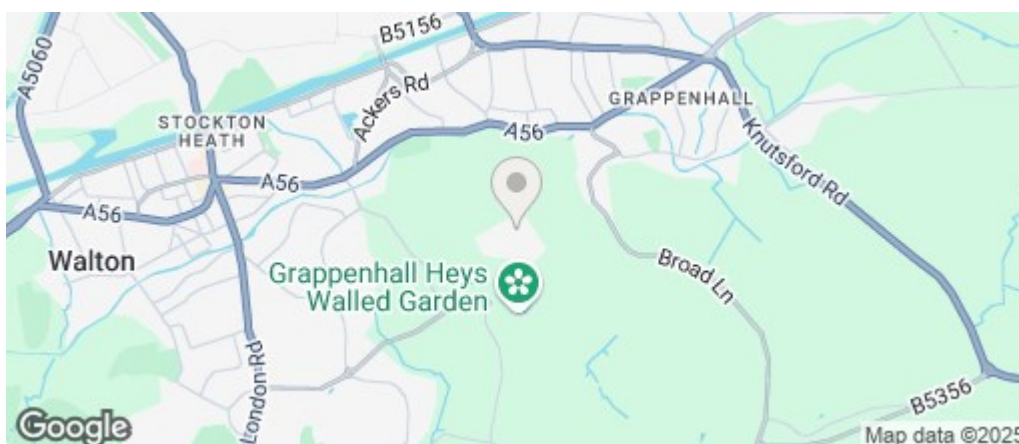
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Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 54.1 sq. metres (582.0 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	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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