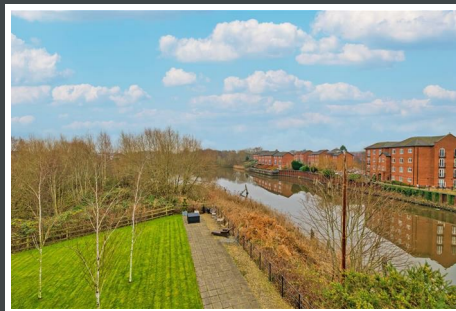




# Lulworth Place, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Two Bedrooms
- Large Balcony
- Allocated Parking
- Convenient Location
- Second Floor
- Open Plan Living
- Light and Airy
- Sought-After Location
- Close to Stockton Heath

## INTERIOR

Access into the second floor apartment is via a communal entrance and secured intercom system. Entry to the property is via a welcoming hallway which provides you with access to all areas of the apartment. The kitchen/diner and living space is the heart of this property, featuring integrated appliances, including a dishwasher and a stunning balcony, creating a bright and airy atmosphere. From the balcony you can peacefully enjoy a morning coffee sat outside looking out to the Walton Locks. The apartment celebrates two generously sized bedrooms, with bedroom one offering an En-Suite and a Juliette balcony. Completing this apartment is a well equipped bathroom, and a handy utility.

## GARDEN

This second floor apartment benefits from an enclosed communal garden which can be enjoyed by all residents, as well as an allocated parking bay. The property is also positioned just a short walk from the Trans Pennine trail and nearby to the attractive Walton Gardens.

## SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Fourth Utility)



## LOCATION

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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

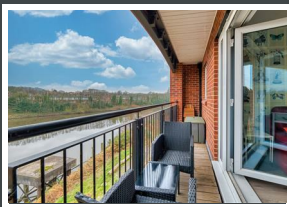
Not included in the asking price.

Items may be available under separate negotiation.







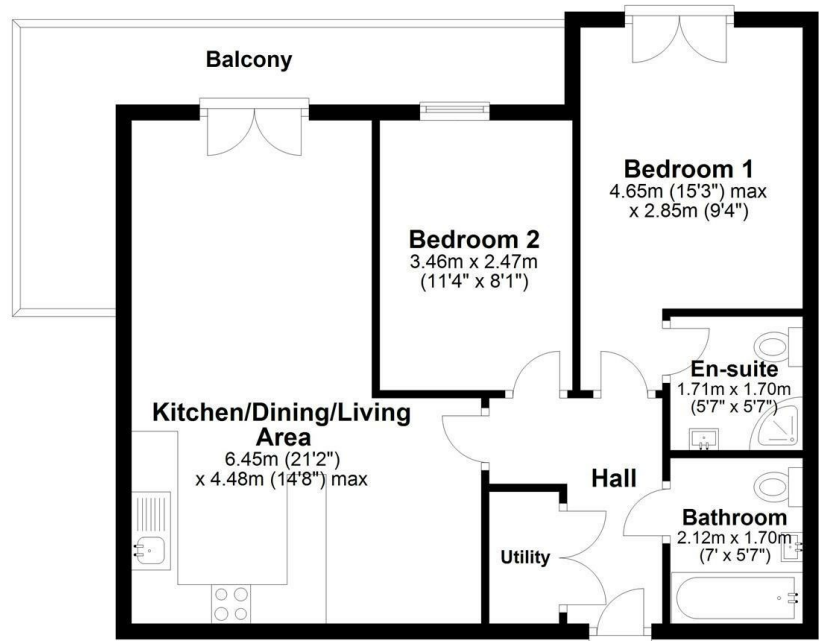


## IMPORTANT NOTICE

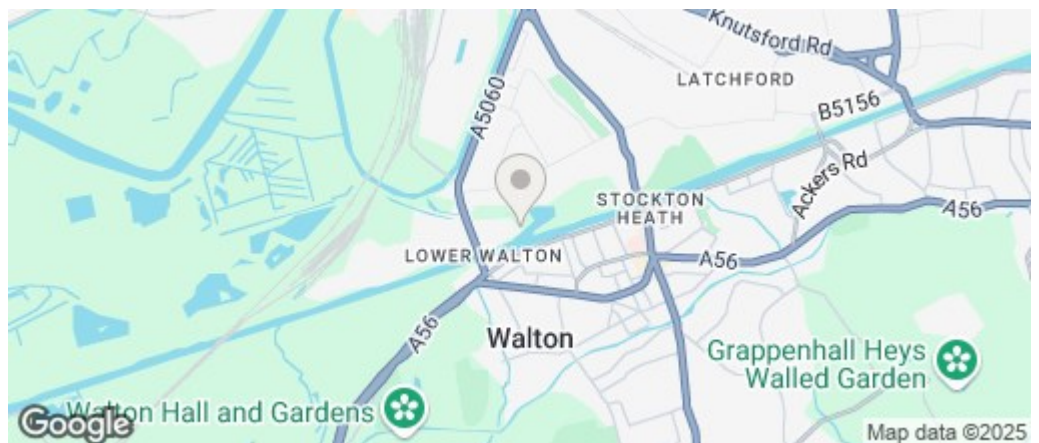
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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

## Second Floor Apartment

Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)



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