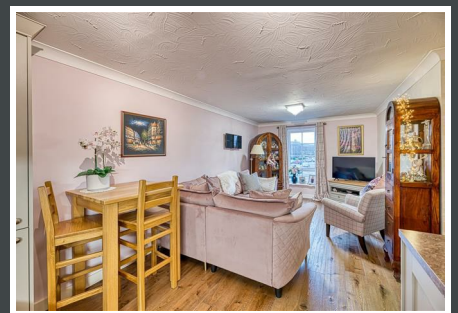




Boteler Court, Elphins Drive, Warrington, Cheshire



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HIGHLIGHTS

- No Chain
- First Floor Apartment
- Open Plan Living
- Ample Storage
- Close to the Village
- Two Bedrooms
- Modern Features
- High Specification
- Allocated Parking
- Close To Local Amenities

INTERIOR

Upon entering the apartment, access is granted via the secure communal entrance, leading to a lift and staircase up to the first floor. The property offers a welcoming hallway, where you will find an ample-sized storage cupboard. Following the natural flow of the apartment, you are welcomed by the open-plan lounge, dining room, and kitchen. The kitchen has been finished to a very modern standard, with this space offering lots of natural lighting to create a light and airy ambience. This property boasts two spacious bedrooms as well as a sleek and modern bathroom.

GARDEN

Externally, the apartment has one allocated parking pace as well as additional visitor spaces for guests. With this property only being a stones throw away from Stockton Heath, this is perfect for meeting with family and friends in the evenings.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via Three)



LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

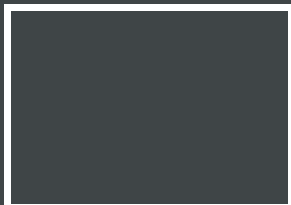
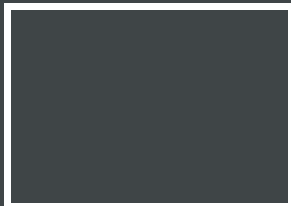
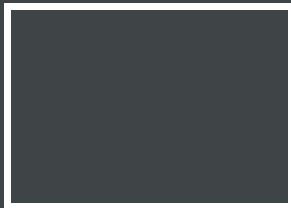
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

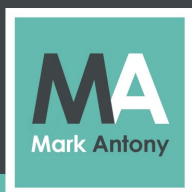






IMPORTANT NOTICE

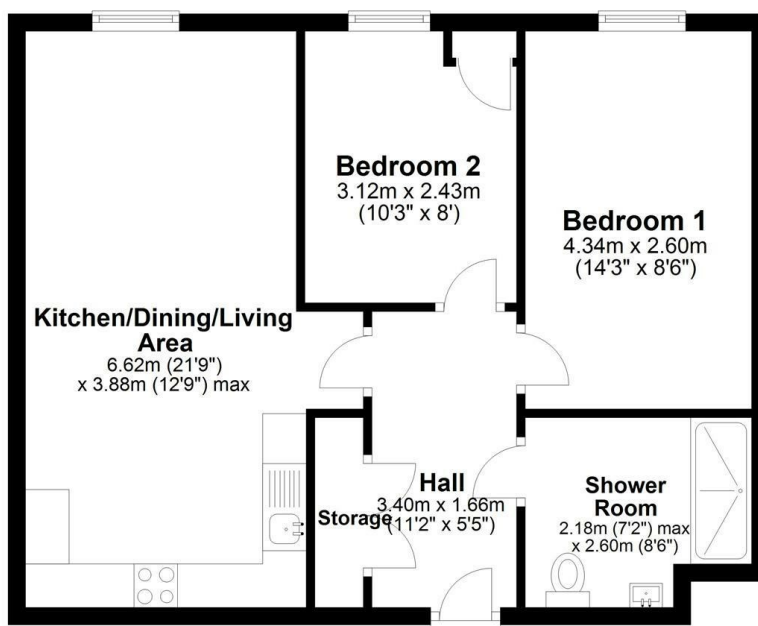
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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



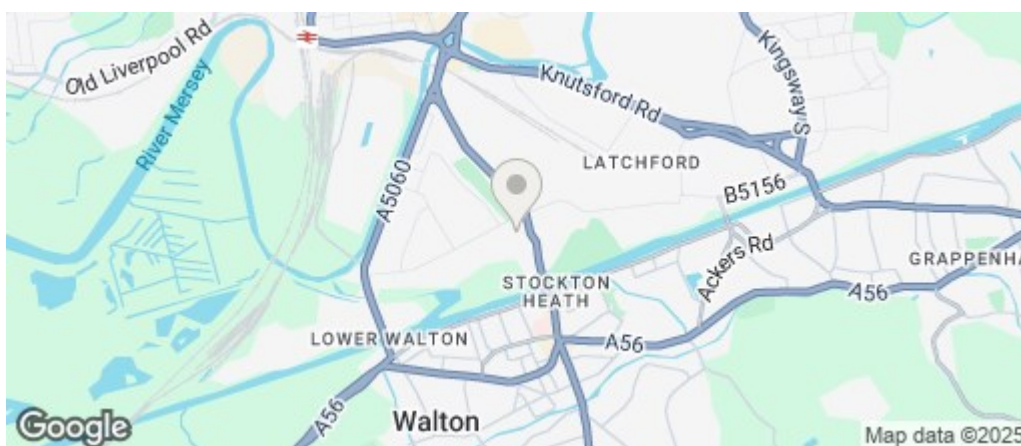
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First Floor Apartment

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.5 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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