



Graceville Court, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Two Bathrooms
- Juliet Balcony
- Ample Storage
- Apartment
- Second Floor
- Desirable Location
- Open Plan Living Spaces
- Allocated Parking
- Close To Local Amenities

INTERIOR

Upon entering the apartment, you're greeted by a hallway that leads to all areas of this wonderful home. Opposite the hallway is the family bathroom. The hallway then opens up to a bright and airy open-plan kitchen and living area, enhanced by natural light streaming through the Juliet balcony. The kitchen boasts a modern, sleek design. Further into the apartment, you'll discover two spacious bedrooms, with the primary bedroom featuring an En-suite bathroom.

PARKING

This apartment includes a designated parking spot, providing you with peace of mind and convenience.

SERVICES

- Electrical Heating System
- Mains connected: Electric
- Drainage: Mains
- Broadband Availability: Up to 100Mb (Via 4th Utility)



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

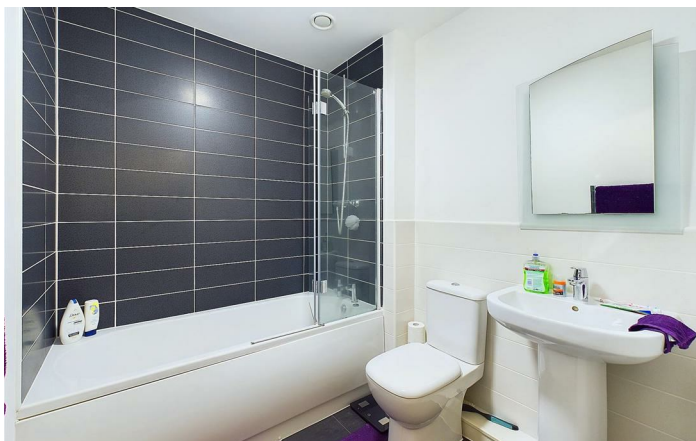
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

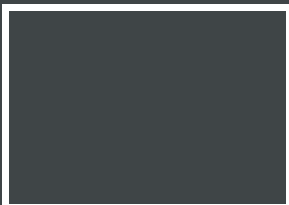
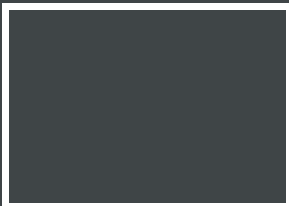
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

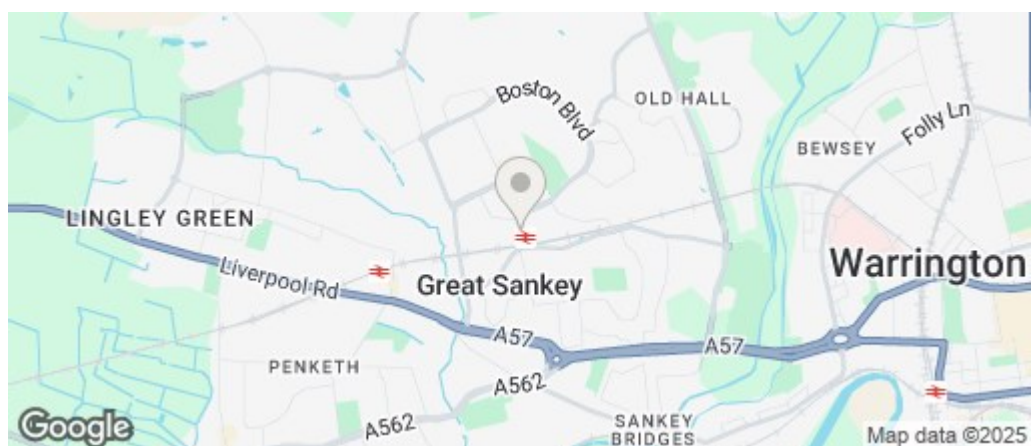






IMPORTANT NOTICE

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.



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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