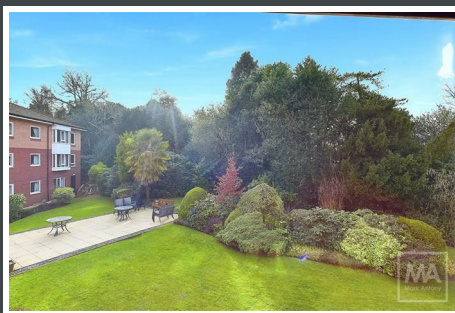




Dingleway, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Exclusive for Over 55's
- Stunning Gardens
- Allocated Parking
- Close To Local Amenities
- Communal/Social Areas
- No Onward Chain
- Sought-After Location
- One Bedroom
- Secure Development
- Close To Transportation Links

INTERIOR

Now available to view, we proudly present this charming one-bedroom, first-floor apartment in the sought-after Undercliffe House development in Appleton - exclusively for those aged 55 and over. This well-maintained property offers serene views of the communal gardens from the lounge, creating a peaceful living environment with ample natural light. The apartment features an entrance hall, lounge/diner, large bedroom, modern bathroom and a kitchen with integrated appliances. The bedroom offers ample storage for your furniture desires and provides charming views of the communal gardens. Residents benefit from secure entry via an intercom system, a communal laundry room, and a spacious lounge ideal for socializing. Located within walking distance to Stockton Heath, residents have easy access to shops and restaurants, as well as excellent transportation links to major motorways.

GARDENS

Residents have access to the beautiful communal gardens which surround the property and are maintained to a high standard. Parking is available within the communal grounds offering safe parking.

SERVICES

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



LOCATION

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

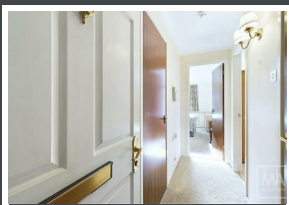
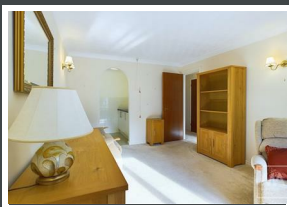
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

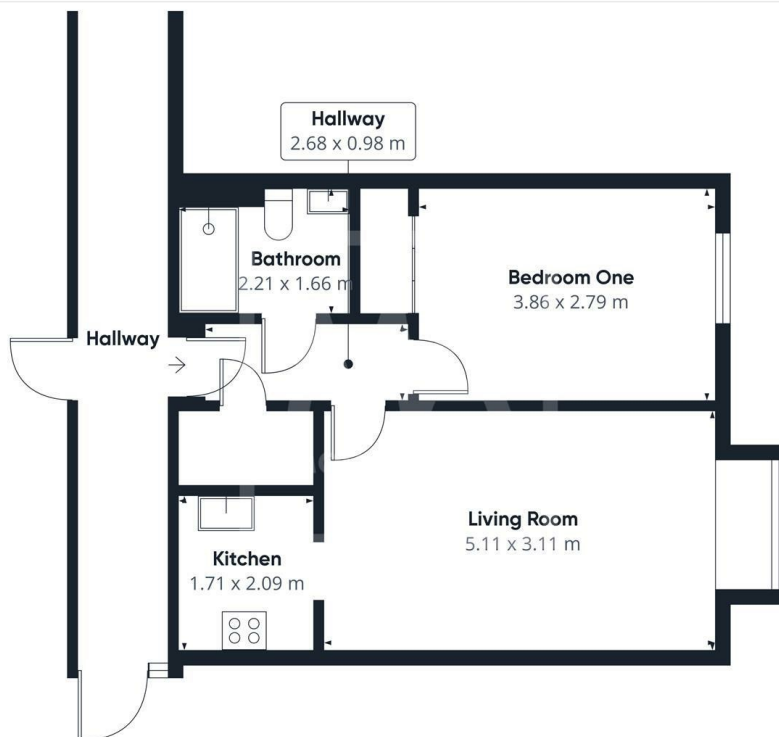
Items may be available under separate negotiation.





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	81	82
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070