



Glastonbury Mews, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Kitchen/Diner
- Large Communal Gardens
- First Floor Apartment
- En-suite to Master
- Two Spacious Bedrooms
- Accessible Location
- Ample Resident & Guest Parking
- Stockton Heath Village
- Modern and Bright Kitchen

INTERNAL

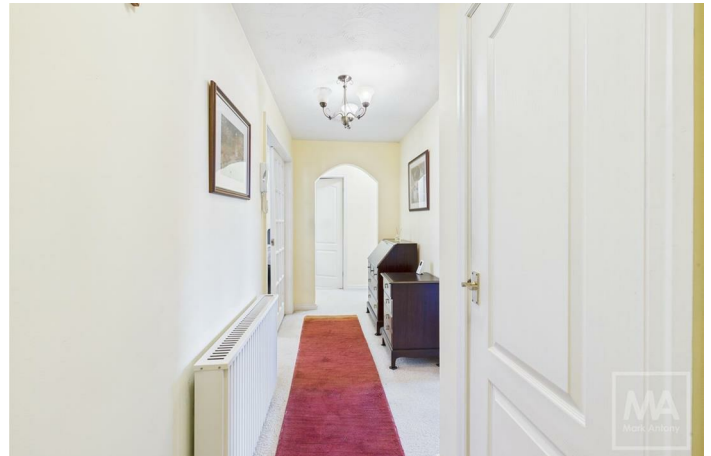
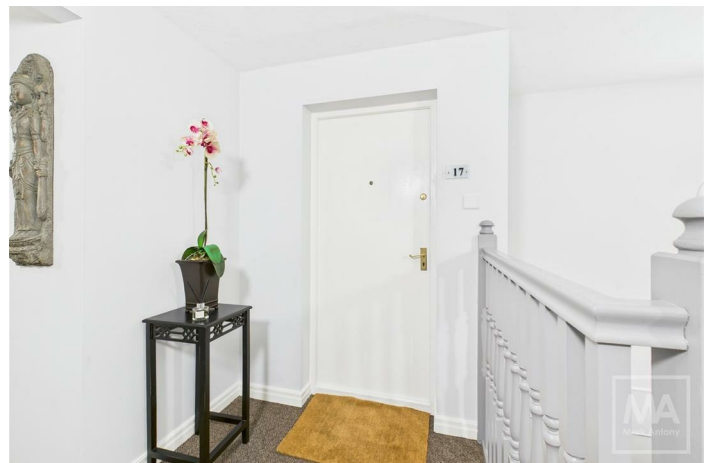
With bright and airy interiors benefitting from ample natural light, this apartment boasts a spacious lounge/dining room and a modern and well-equipped kitchen with a convenient breakfast area. An added and unique benefit to this apartment is the additional reception room ideal as a home office, hobby room or snug. The two double bedrooms offer ample accommodation with bedroom one benefitting from an En-suite and fitted storage. Completing the property is the family bathroom offering further comfort and privacy for all occupants. This is a delightful property perfectly situated near a vibrant village with an array of shops, cafes, and amenities.

EXTERNAL

Outside, you can enjoy the benefits of a well-maintained communal garden, ideal for relaxation, and ample parking for residents.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)



LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

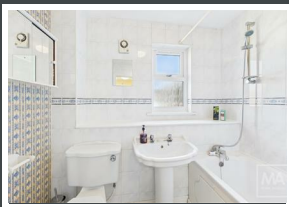
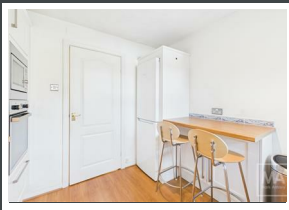
Not included in the asking price.

Items may be available under separate negotiation.



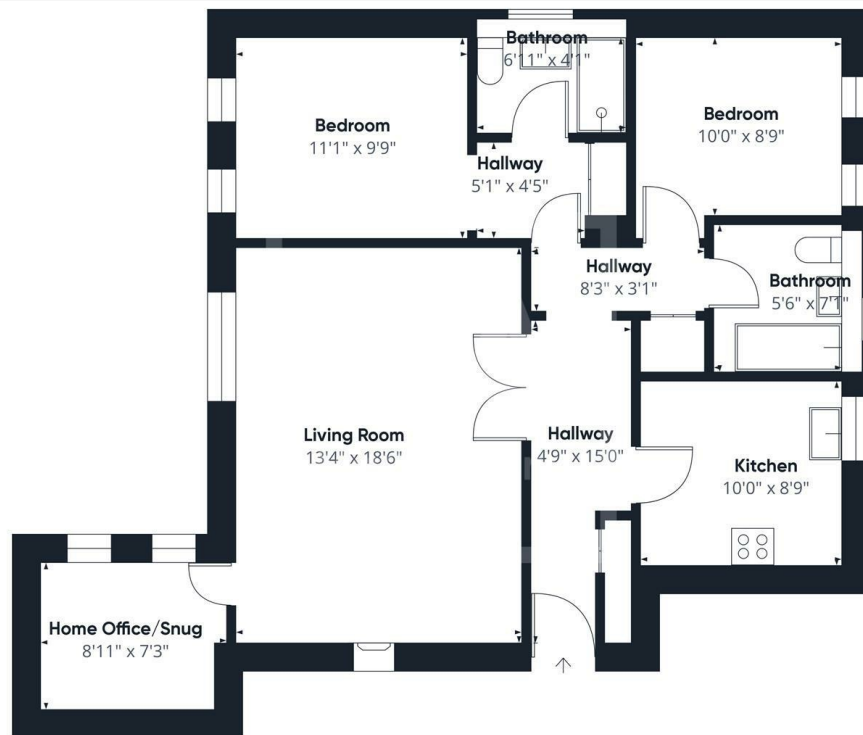
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





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.

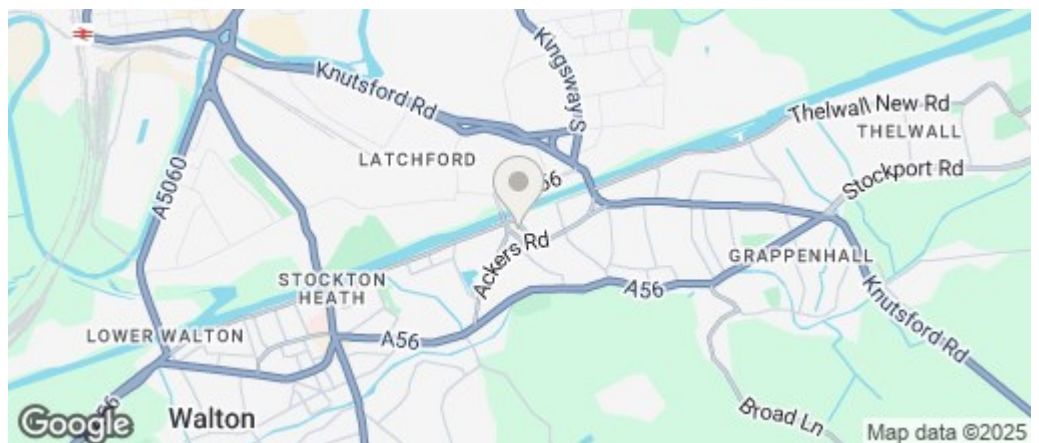


Approximate total area⁽¹⁾
813.64 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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		
	66	77

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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