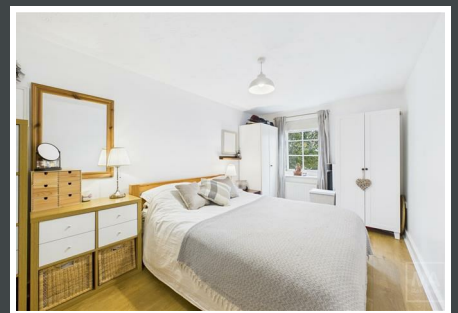
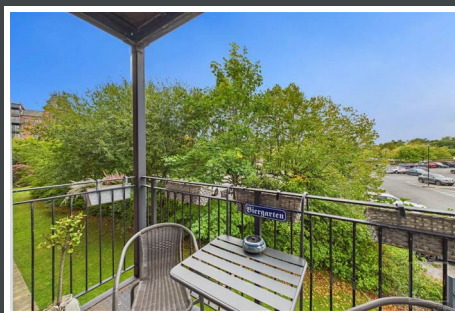




Beaumont Court, Elphins Drive, Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Lift Access
- Private Balcony
- First Time Buyers
- First Floor Apartment
- Two Bedrooms
- Modernised Throughout
- Allocated Parking
- Investment Opportunity
- Close To Amenities
- High Specification

INTERIOR

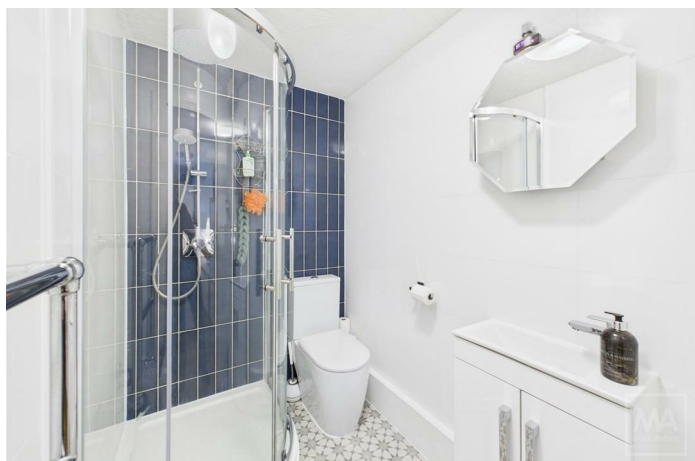
Step into an inviting hallway that opens into a fabulous open-plan lounge and kitchen area. The lounge offers a modern yet cosy feel, flowing seamlessly into a high-specification kitchen complete with integrated appliances and a stylish dining space—ideal for entertaining guests. From here, you're welcomed onto a beautiful private balcony, perfect for unwinding after a long day. The master bedroom is warm and welcoming, with the added luxury of an ensuite. The second bedroom also offers generous proportions, making it ideal for guests, a home office, or additional living space. Completing the layout is a well-sized main bathroom, finished to a contemporary standard. This apartment combines comfort, practicality, and style, making it a perfect choice for those seeking a relaxed environment.

GARDEN

The property also benefits from an allocated parking space allowing parked to be stress free. The apartment is located within walking distance to Stockton Heath village, making this the perfect location.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: 900Mb BT



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

Council Band: B

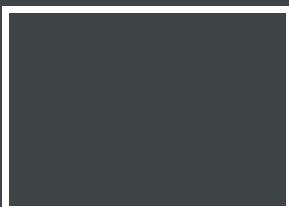
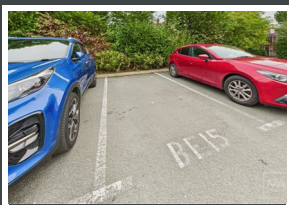
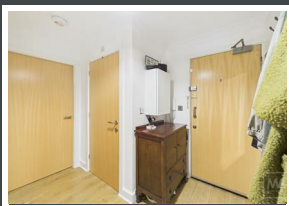
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

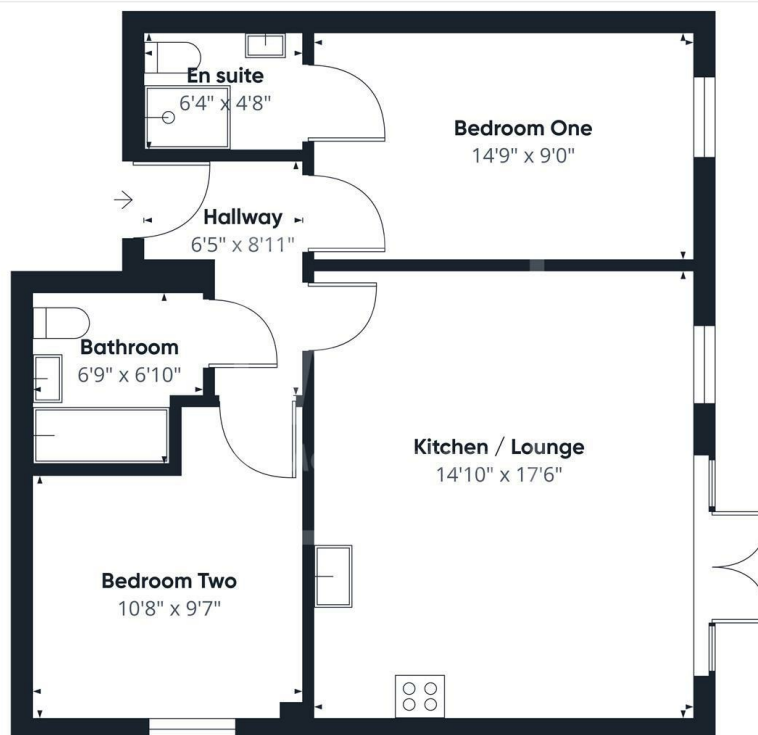
Not included in the asking price.
Items may be available under separate negotiation.





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.

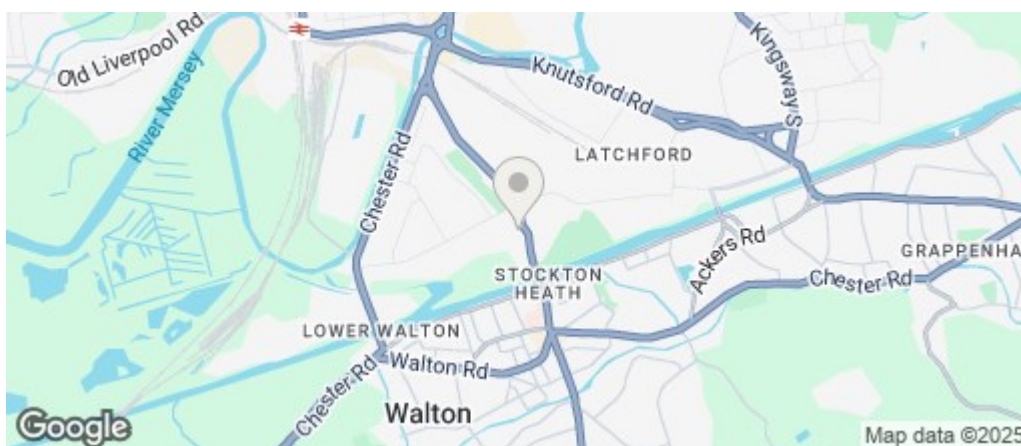


Approximate total area⁽¹⁾
634 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		

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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