



Riverside Close, Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Cash Buyers Only
- Investor Opportunity
- Two Bedrooms
- Fantastic Location
- Sitting Tenant/Vacant Possession
- No Onward Chain
- Quiet Position
- Low-Maintenance
- Riverside Views
- Impressive Yield Potential

INTERNAL

This two-bedroom apartment offers an exceptional opportunity for investors seeking a strong, hassle-free addition to their portfolio. Enjoying a picturesque riverside position and located just a short distance from the town centre, the property provides both convenience and an attractive setting for occupants. With no onward chain and sold to cash buyers only, this is a straightforward, high-yield investment with a sitting tenant already in place—providing immediate rental income and an excellent 9.2% potential yield.

EXTERIOR

Situated in a desirable riverside setting, the apartment allows residents to enjoy peaceful surroundings while remaining just moments from the vibrant town centre. Excellent transport links and walking routes along the river further enhance the appeal of this well-connected and pleasant location. The property benefits from one allocated parking space, providing dependable off-road parking for the resident. In addition, there are ample visitor spaces within the communal parking area, offering convenient options for guests and additional vehicles.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION

Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: B

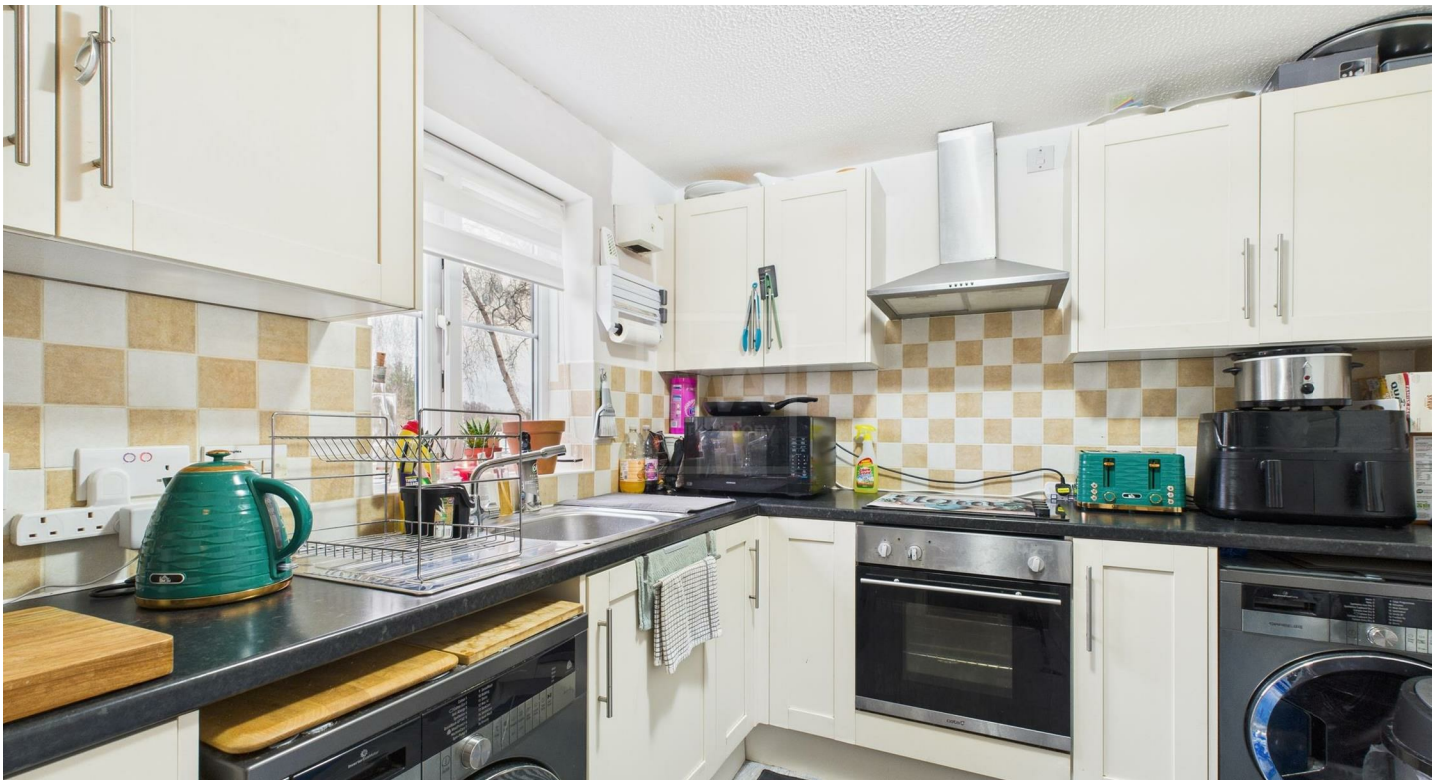
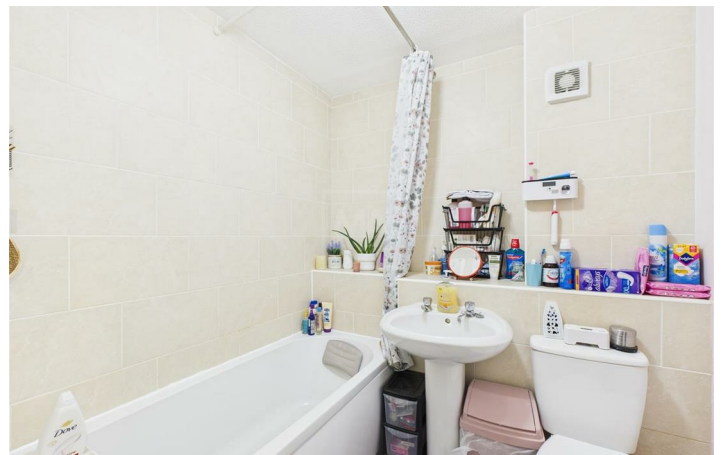
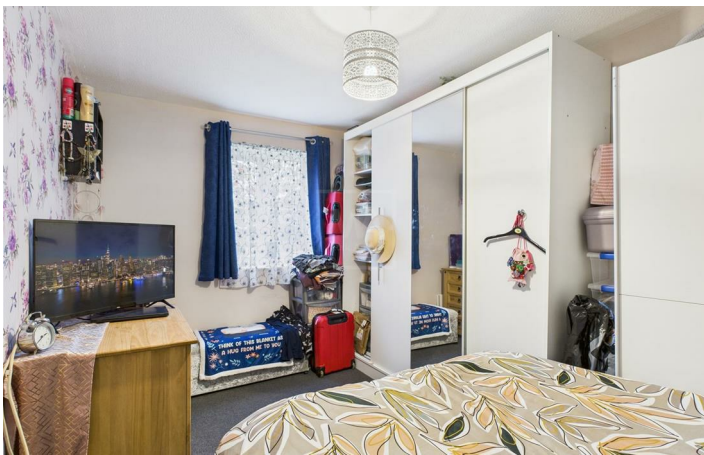
Tenure: Leasehold

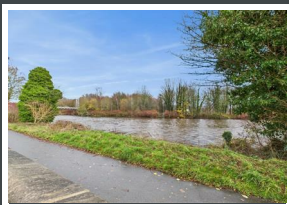
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

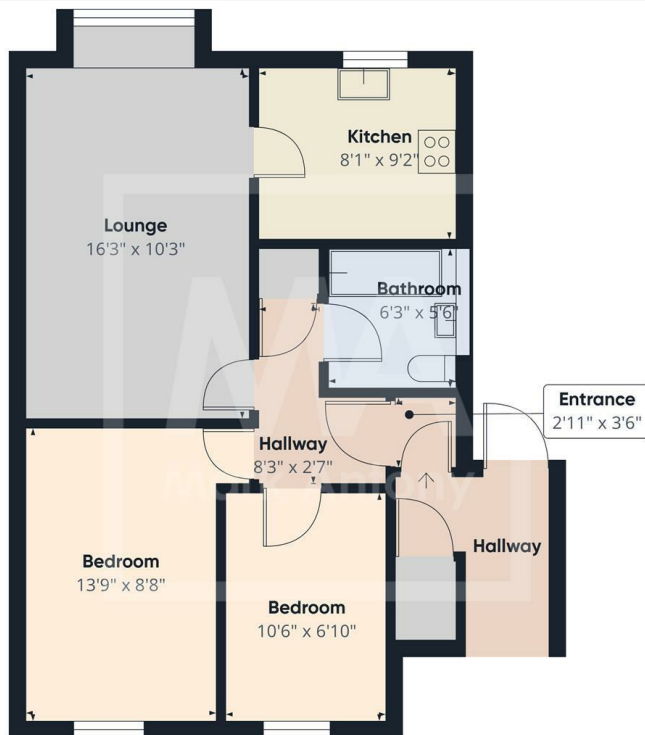
Items may be available under separate negotiation.





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.

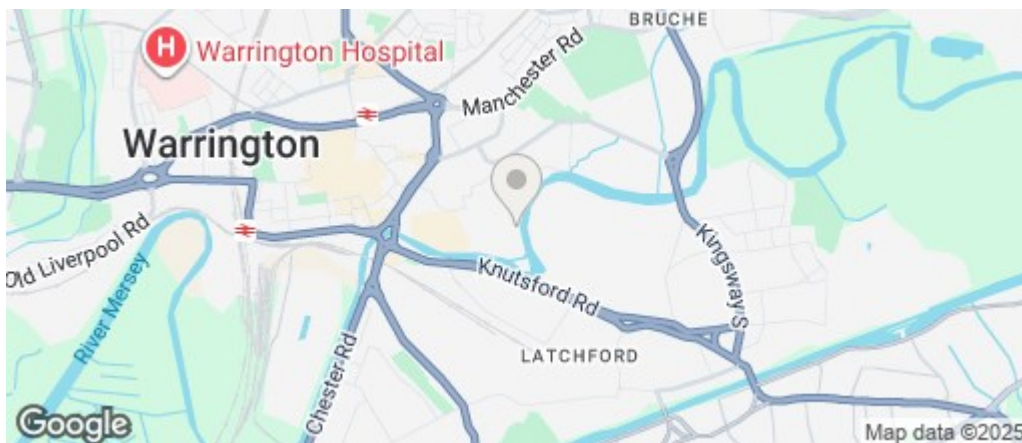


Approximate total area⁽¹⁾
546 ft²

(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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