



Graceville Court, Rose Creek Gardens, Great Sankey, Warrington



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Apartment
- Open Plan Living
- Second Floor
- Recently Fitted Kitchen
- Lift Access
- Two Double Bedrooms
- Allocated Parking Space
- En-Suite
- Visitor Parking
- Close to Train Station



DESCRIPTION

A beautifully presented second floor apartment set within the popular Chapelford Village development. This gorgeous two bed property enjoys a lovely open plan living area with recently fitted kitchen and has the added benefit of allocated parking. This property also has the bonus to being on the doorstep of a brand new train station, making it perfect for commuters.

Access into this stunning property is via a welcoming hallway, leading to a stylish open plan living area with new kitchen, two double bedrooms, en-suite and a family bathroom.



EXTERNAL

Externally this property has an allocated parking space as well as plenty of visitor parking for guests. Also benefiting from having the local Chapelford park, supermarket and train station within walking distance to the apartment.



SUMMARY OF ACCOMMODATION

SECOND FLOOR

- Entrance Hall
- Lounge/Kitchen/Dining Area 6.44m x 3.50m
- Bedroom One 4.46m x 2.75m
- En-suite 1.88m x 1.55m
- Bedroom Two 3.32m x 2.86m
- Bathroom 1.88m x 2.15m

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Warrington West Station 1 minute walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 16 miles via M62
- Manchester Airport 18 miles via M56
- Manchester City Centre 21 miles via M56
- Chester City Centre 24 miles via M56



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: B

Ground Rent: £95pa

Service Charges: £1,380pa

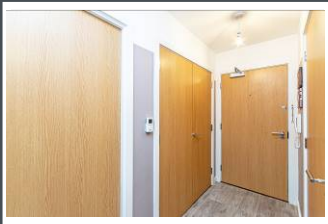
Tenure: Leasehold

Lease Remaining: 141 Years
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

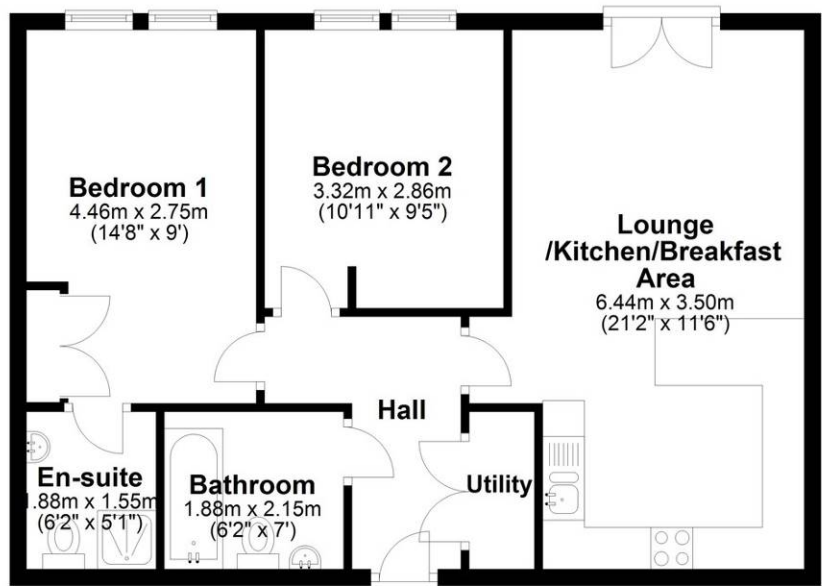
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





Second Floor Apartment

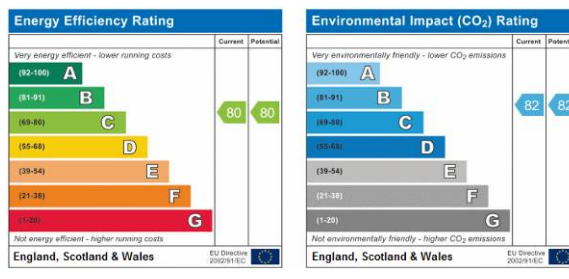
Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)

IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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