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The Estate Agents

WINDSOR COURT, AUGHTON PARK DRIVE, AUGHTON  
£318,000

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## SUMMARY

**NO UPWARD CHAIN!** This bright mid-floor apartment offers spacious and well presented accommodation suitable for all types of buyers. Set in the sought after location of Aughton with close proximity to transport and road links and local amenities. The complex as a whole is modernly decorated and has wide hallways, doorways and elevators allowing easy access for those with all types of needs or mobility issues. Accommodation comprises of a living room, kitchen/diner, master bedroom with En-suite, further double bedroom and family bathroom. There is ample storage created by 2 large storage cupboards in the entrance hallway and wide patio doors in the living room creating access onto a private balcony. Outside there are allocated parking spaces with visitor parking also available; gardens are communal, established and well maintained. Viewings are highly recommended to appreciate all the apartment can offer.

## COMMUNAL ENTRANCE HALL

Telephone intercom system, staircase and lift. The hallways are spacious allowing for easy access to and from the individual apartments.

## ENTRANCE HALL - 4.24m x 1.58m (13'10" x 5'2")

Generous entrance hall with two large storage cupboards. Telephone intercom system. Ceiling light point.

## KITCHEN - 3.76m x 3.67m (12'4" x 12'0")

Window to side aspect. This modern fitted kitchen has a range of wood effect base and wall units with black granite work tops, upstands and splashback and a stainless steel 1 and 1/2 sink unit. Integrated appliances include dishwasher, washing machine, induction hob with extractor hood, microwave, electric oven and fridge/freezer. Vinyl flooring and ceiling spotlights.

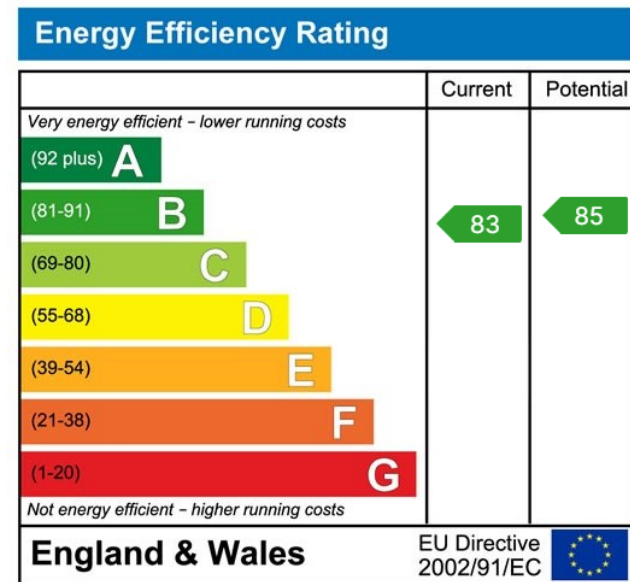
## LIVING ROOM - 4.92m x 5.09m (16'1" x 16'8")

Twin windows to side aspect and large patio doors with windows





- NO UPWARD CHAIN
- 2ND FLOOR APARTMENT
- LIVING ROOM
- KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- FURTHER DOUBLE BEDROOM
- FAMILY BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING
- DESIRABLE LOCATION



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