



CHESHIRE CLOSE
NEWTON-LE-WILLOWS
WA12 8PY



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Enjoying An Elevated Top Floor Position Within A Modern And Well Maintained Development, This Impressive Penthouse Style Apartment Offers Bright, Contemporary Living With Generous Open Plan Space And Three Well Proportioned Bedrooms. With Direct Pedestrian Access To Newton-Le-Willows Train Station And No Onward Chain, This Superb Home Is Ideal For Professionals, Downsizers Or Buyers Seeking Space, Style And Convenience.

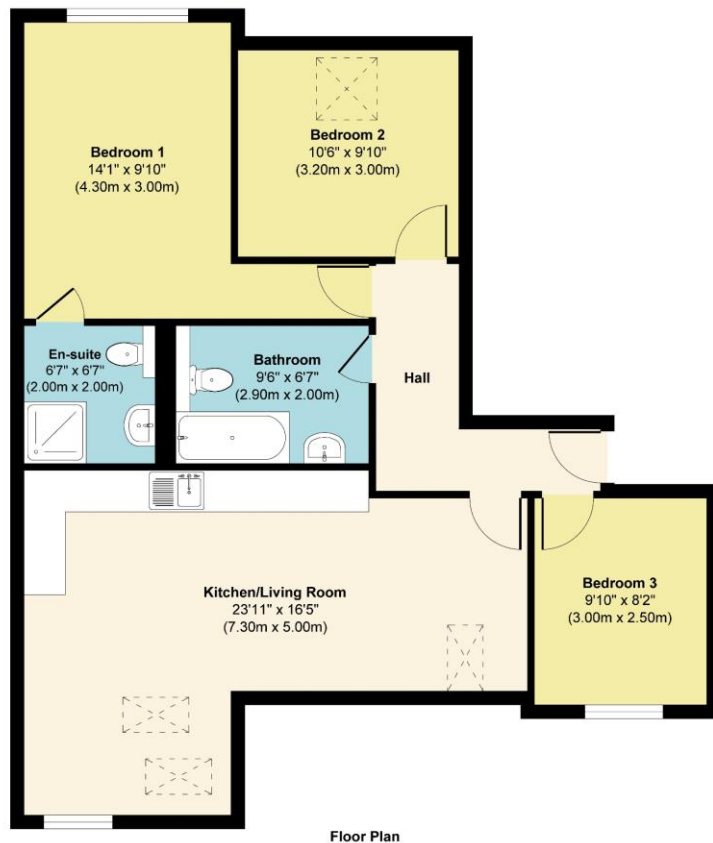
The apartment is accessed via a secure communal entrance with intercom system, leading to well maintained communal hallway and lift access to the top floor. The development is smartly presented throughout and offers a pleasant sense of privacy, with the apartment enjoying an elevated position and open outlook.

Internally, the property opens into a welcoming entrance hallway giving access to all rooms. The heart of the home is the spacious open plan kitchen, dining and lounge area, designed to maximise natural light and ideal for both everyday living and entertaining. There are three well proportioned bedrooms, including a principal bedroom benefiting from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the development benefits from well kept communal areas in a highly convenient setting, with allocated and visitor parking. A pedestrian pathway provides direct access to Newton-le-Willows Train Station, making this an excellent choice for commuters, while the High Street, with its range of shops, cafés, bars and amenities, is located just a short distance away.







Approx. Gross Internal Floor Area 838 sq. ft / 77.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard - 14mbps download, 1mbps upload, Superfast 79mbps download, upload 20mbps, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 70%, EE 77%, O2 71%, 3 83%

Flood Risk: None Not in a flood risk area

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band B

Tenure: Leasehold (250 years from 2008, service charge and ground rent payable, amount to be confirmed by vendor)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

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