



**GASCOIGNE
HALMAN**

7 BRIDGEWATER MEWS, LONDON ROAD, STOCKTON
HEATH

THE AREAS LEADING ESTATE AGENT

A rare two bedroom apartment situated in the heart of Stockton Heath Village with allocated parking. Presented throughout to a very high standard, the apartment is located on the first floor of this small development which whilst being very central remains privately tucked away.

In brief the accommodation comprises communal entrance hallway with stairs leading to just two apartments. A private entrance hall with wooden flooring. The flooring continues into both the open plan living area and bedroom two. A recently fitted kitchen with a range of base and eye level units and integrated appliances including fridge/freezer, full size dishwasher, oven, hob and extractor. A butcher's block breakfast bar provides dining space. The living area overlooks the car parking with plantation shutters which have likewise been fitted to all windows. Two bedrooms are serviced by a modern and fully tiled shower room. A viewing is highly recommended to appreciate this fantastic location which is coupled with a low service charge from the residents ran management and the "peppercorn" ground rent keeping all costs down and making for an ideal buy to let, first time buy or downsizers purchase.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The

nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SAT NAV: WA4 6LF

TENURE

Leasehold - 999 years from 1876 (Peppercorn Ground Rent)

SERVICE CHARGES

£57.16 per month

LOCAL AUTHORITY

Warrington BC - Tax Band C

EPC

Current - C / Potential - C

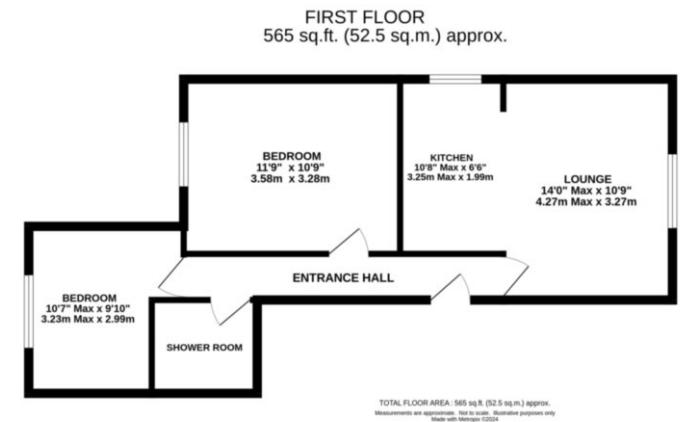
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