



**GASCOIGNE
HALMAN**

APARTMENT 33/BOTELER COURT, ELPHINS DRIVE,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

A very rare duplex apartment to come to the market measuring over 1200 square foot with a stunning mezzanine floor and refurbished accommodation throughout.

The apartment in brief comprises a fantastic open plan living area with newly fitted kitchen and integrated appliances including fridge/freezer, oven, four ring hob, dishwasher and washer dryer. Two large windows overlook the park opposite and flood the room with natural light. Stairs lead to the first floor where two double bedrooms are accompanied by a brand new en-suite shower room and main bathroom. A separate mezzanine area overlooking the downstairs living space offers a versatile space which could be used as a second lounge or study.

The apartment is situated on the top two floors of this conveniently located development and benefits from lift access and an allocated parking space. There are also ample visitor parking spaces. A short walk from Stockton Heath and all its amenities and with very reasonable service charges, this apartment would be ideal for a wide range of buyers and a viewing is highly recommended to appreciate the size and location on offer.

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 6DU

TENURE

Leasehold - 999 years from 2006 - £150 per annum

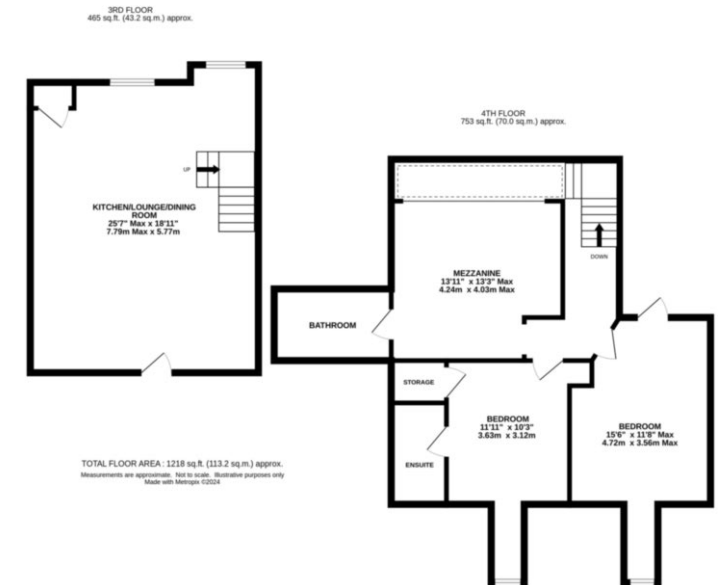
Service Charge - £122.57 per month

LOCAL AUTHORITY

Warrington BC - Tax Band C

EPC

Current - C (80) / Potential - C (80)



STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.