

# **GASCOIGNE HALMAN**

10 JODRELL DRIVE, GRAPPENHALL, WARRINGTON

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THE AREAS LEADING ESTATE AGENT

Situated on the top floor with far reaching views is this two bedroom and two bathroom apartment. Sold with no onward chain this apartment also benefits from parking to the rear.

In brief the accommodation comprises entrance hallway with storage cupboard. A large lounge/diner with dual aspect windows opens into the fitted kitchen with integrated oven, gas hob, extractor, dishwasher and fridge/freezer. Two double bedrooms are accompanied by a master en-suite and walk in wardrobing area plus a main bathroom. Externally there is parking to the rear.

### 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 3HA

### TENURE

Leasehold - 200 years from 2003

### SERVICE CHARGES

£1552.50 per annum

### LOCAL AUTHORITY

Warrington BC - Tax Band D

### EPC RATING

Current - C (77)

### STOCKTON HEATH OFFICE

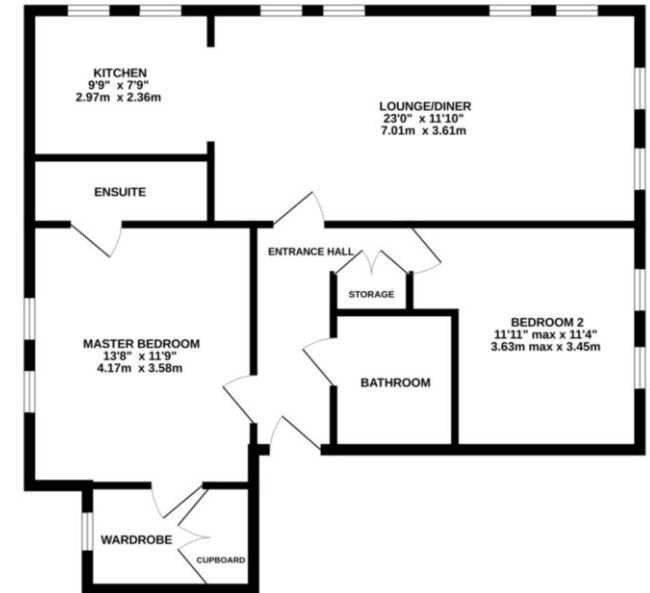
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**GASCOIGNE  
HALMAN**

GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Homestyler (2024)

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