



**GASCOIGNE  
HALMAN**

FLAT 28/BRINDLEY COURT, LONDON ROAD,  
STOCKTON HEATH

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THE AREAS LEADING ESTATE AGENT

A second floor, one bedroom retirement apartment situated in the heart of Stockton Heath village with all of its conveniences and amenities.

In brief the apartment comprises entrance hall with useful storage cupboard. A good size lounge with window overlooking London Road and double doors leading to the kitchen. The kitchen is fitted with a range of base and eye level units with integrated oven, electric hob and extractor. The double bedroom has fitted wardrobes whilst a modern neutral bathroom suite has a shower over the bath. Externally the apartment is surrounded by attractive communal gardens with residents and visitor parking to the rear. Benefiting from the on-site manager, residents lounge, lift to all floors and a guest bedroom, Brindley Court is an all round great place to live and a viewing is highly recommended.

## 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 6LQ

## TENURE

Leasehold - 100 years remain  
Ground Rent and Service Charges - £3,325 per annum

## LOCAL AUTHORITY

Warrington BC - Tax Band C

## STOCKTON HEATH OFFICE

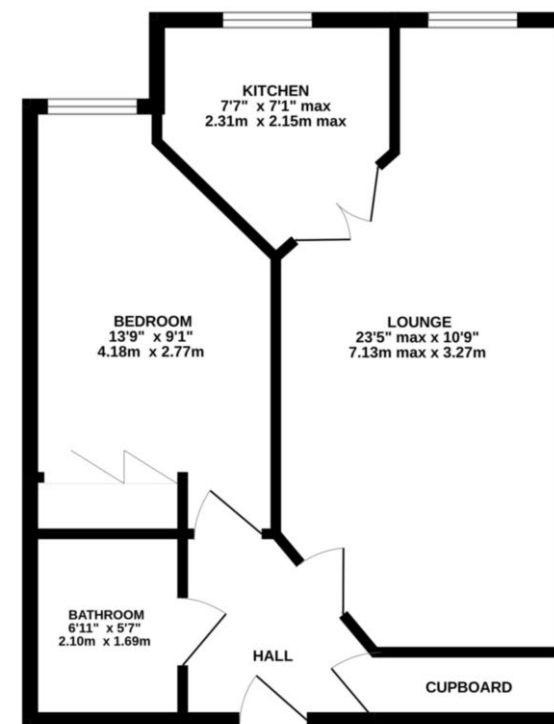
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SECOND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq ft. (46.1 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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