



**GASCOIGNE
HALMAN**

APARTMENT 4, THE CLOCK TOWER, ELPHINS DRIVE,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

Discover this charming two bedroom ground floor apartment nestled in the iconic Grade 2 Listed Clock Tower, built on the grounds of a former Roman Settlement and only a stones throw away from Stockton Heath village. This unique property offers a fantastic opportunity to live in a landmark building, perfectly blending historic character with modern comfort. The property also comes with 2 dedicated car park spaces and access to the spacious and well maintained garden and terrace area.

In brief the internal accommodation comprises of a secure coded entrance to the front of the property which leads to a communal entrance/hallway area. This leads to the the ground floor apartment entrance where you enter into a good size living room with a large floor length feature window and a separate kitchen area just off the main space.

The kitchen is fitted with a range of wood effect base and eye level units with integrated fridge/freezer, oven and electric hob with extractor. A central hallway, which houses a good sized storage cupboard, leads onto the master bedroom with an en-suite shower room and an external door that leads out to the garden/terrace area. The second bedroom is a generous size with another floor length feature window and external door that leads out to the garden/terrace area. The main bathroom with modern white fittings completes the internal accommodation

The garden and terrace area to the rear of the property can be accessed via the bedroom external doors as mentioned

or along the external side of the property and have been maintained to a high standard. The property also benefits from 2 dedicated car parking spaces located in the secure car park to the front of the main Clock Tower building.

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

SATNAV: WA4 6BG

TENURE

Leasehold - 250 years from 23 May 2006 - SC £4320.00 PA
- GR £214.00 PA

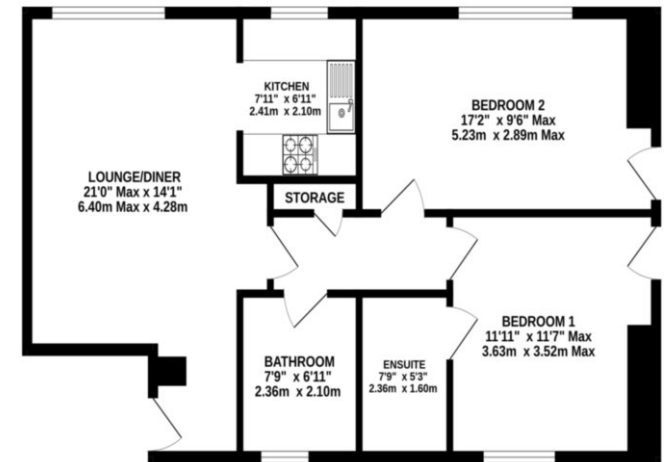
LOCAL AUTHORITY

Warrington BC - Council Tax Band C

EPC RATING

Current - D

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Based on drawings 1/20/21

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**GASCOIGNE
HALMAN**

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