







GASCOIGNE HALMAN

APARTMENT 2, THE CLOCK TOWER, ELPHINS DRIVE, WARRINGTON

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A well-presented one-bedroom first-floor apartment with its own private entrance, set within a stunning Grade II listed building just a stone's throw from Stockton Heath village.

The property enjoys ample parking and an exceptionally convenient location, with local amenities on the doorstep, Morrisons supermarket nearby, Warrington town centre a short drive away, and Bank Quay train station within two miles

Accessed via its own staircase, the apartment offers light and airy accommodation with windows on multiple aspects. The layout includes an open-plan lounge and kitchen, a spacious double bedroom, and a modern bathroom with shower over bath.

Offered for sale with no onward chain.

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 - £165 per annum 250 years from 2006

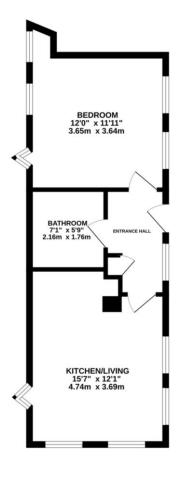
SERVICE CHARGES

£3600 per annum

LOCAL AUTHORITY

Warrington BC - Tax Band B

FIRST FLOOR 423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 sq.m.) approx.

Measurements are approximate. Not o scale. Illustrative purposes only

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STOCKTON HEATH OFFICE

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