



**GASCOIGNE
HALMAN**

APARTMENT 2, THE CLOCK TOWER, ELPHINS DRIVE,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

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

STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignealman.co.uk

29 Walton Road

**GASCOIGNE
HALMAN**

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 to scale. Illustrative purposes only.
Made with Metropix ©2025

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.