



***Thurlow, Lowton, WA3 2QN***

***£79,950***

***Stone Cross Estate Agents are proud to present to you this charming top floor one-bedroom purpose-built apartment tailored for those over 55, with far reaching views. Nestled in a sought-after locale, it boasts spacious living areas, picturesque communal gardens, and exclusive resident parking. With no onward chain, this property offers immediate vacancy. Featuring an inviting entrance hall, bright and airy lounge/diner, well-appointed kitchen, one bedroom, and bathroom with a double shower. Enjoy the comfort of electric heating and added security features including a convenient intercom system. Your ideal home awaits. \*\*Please Contact Us To Arrange A Viewing\*\****

- ***One Bedroom***
- ***Upper Floor Apartment***
- ***Communal Areas***
- ***Parking and Garden Areas***
- ***Over 55's Apartment***
- ***Secure Accomodation***

### **Entrance Hall**

Via door which leads into the corridor, three storage cupboards, loft access, ceiling light point and electric wall heater.

### **Lounge**

11' 6" x 15' 2" (3.51m x 4.62m) (into bay) UPVC double glazed bay window to the front elevation, two ceiling light points, two electric wall heaters and an electric fire with surround.

### **Kitchen**

9' 3" x 7' 0" (2.81m x 2.14m) UPVC double glazed window to the side elevation, space for fridge/freezer, electric hob, extractor, eye level grill/oven, a variety of wall, base and drawer units, part tiled walls, stainless steel sink unit with mixer tap and ceiling light point.

### **Bedroom One**

11' 3" x 8' 10" (3.43m x 2.68m) UPVC double glazed window to the rear elevation, integrated wardrobes, ceiling light point and wall mounted radiator.

### **Bathroom**

Three piece suite comprising of a W/C, wash hand basin and a double shower with an electric shower head, tiled walls, tiled flooring, ceiling light point and three spotlights.

### **Outside**

### **Communal Lounge**

For all residents.

### **Gardens**

There are garden areas to the rear with seating areas.

### **Parking**

Private parking to the side of the property.

### **Council Tax Band**

B

### **Tenure**

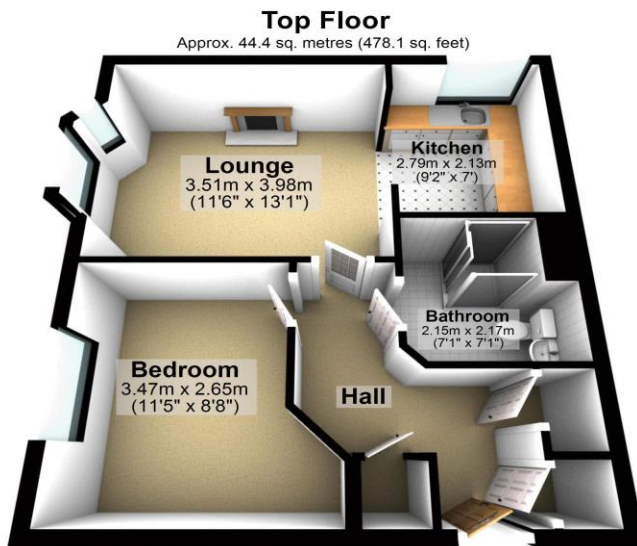
Leasehold

**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.**









Total area: approx. 44.4 sq. metres (478.1 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

5/3/24, 11:18 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

**Energy performance certificate (EPC)**

54 Sandringham Court Thurlow Lowton WARRINGTON WA3 2QN	<b>C</b>	Valid until: <b>2 May 2034</b>	Certificate number: <b>8234-2625-6300-0302-7206</b>
--------------------------------------------------------------------	----------	-----------------------------------	--------------------------------------------------------

Property type	Top-floor flat
Total floor area	43 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

---

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8234-2625-6300-0302-7206?print=true>

1/4

**Viewing of this property is strictly by appointment through Stone Cross Estate Agents.**

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.