



Thurlow, Lowton, WA3 2QN

**Offers in the Region Of
£76,950**

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**

- **Over 55's Apartment**
- **Lounge/Diner**
- **Communal Area**
- **Secure Accommodation**
- **Parking & Garden Areas**

Entrance Hall

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

Lounge/Diner

9' 6" x 13' 1" (2.9m x 3.99m) UPVC double glazed window to the side elevation, two ceiling light points, two electric wall heaters and an electric fire with surround.

Kitchen

Integrated 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

UPVC double glazed window to the side elevation, integrated wardrobes, ceiling light point and electric wall mounted radiator.

Bathroom

7' 1" x 4' 5" (2.15m x 1.34m) Three piece suite comprising of a W/C, wash hand basin and a double shower with an electric shower head, tiled walls and a ceiling light point.

Communal Lounge

For all residents.

Gardens

There are garden areas to the rear with seating areas.

Other Information

Water mains or private? Mains

Parking arrangements? Space on residents car park

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not known

If there are restrictions on covenants? Not known

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

Council Tax**Tenure/Service Charge**

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.





Energy performance certificate (EPC)			
68 Sandringham Court Lowton Warrington WA3 2QN	Energy rating C	Valid until:	2 October 2032
		Certificate number:	9510-2207-8600-2202-2091
Property type	Top-floor flat		
Total floor area	48 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 B.

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

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



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.