

# Appleton



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

## Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to Warrington Golf Club, 'Co-op', veterinary, GP and hairdressers all within walking distance of the apartment. Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

RETIREMENT APARTMENT for the OVER 55s | MOST SOUGHT RETIREMENT DEVELOPMENT | LOCAL AMENITIES across the road | EMERGENCY PULL CHORD ASSISTANCE | PARKING & GARAGE | STUNNING GARDENS. Set within this hugely popular location for the senior living, this well proportioned apartment comprises an entrance hallway, lounge / diner, fitted kitchen with appliances, main bedroom with fitted furniture, guest bedroom and a shower room. Communal gardens, parking and a garage.

£200,000



# Appleton Dudlow Green Road



## Accommodation

Arguably one of the most sought after retirement complexes for the over 55s featuring independent living with peace of mind emergency 'Pull Chord' assistance if required set in quite stunning tranquil gardens. This apartment located on the sought after development, offers well proportioned accommodation including a welcoming entrance hallway with excellent storage, open plan lounge / dining area situated to the rear, fitted kitchen, main bedroom comprehensively fitted with furniture, guest bedroom and shower room. Externally there is a garage with further parking accessed from Dudlow Green Road. Tranquil and picturesque communal gardens with pond and water features.

## Entrance Hallway

11'10 x 6'8 (3.61m x 2.03m )

## Lounge / Dining Room

20'6 x 12'2 (6.25m x 3.71m )

## Kitchen

8'11 x 8'1 (2.72m x 2.46m )

## Bedroom One

11'10 x 11'9 (3.61m x 3.58m)

## Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

## Shower Room

9'0 x 5'7 (2.74m x 1.70m)

## Outside

Beautifully manicured communal gardens and well stocked borders block paved driveway parking leading to the:

## Garage

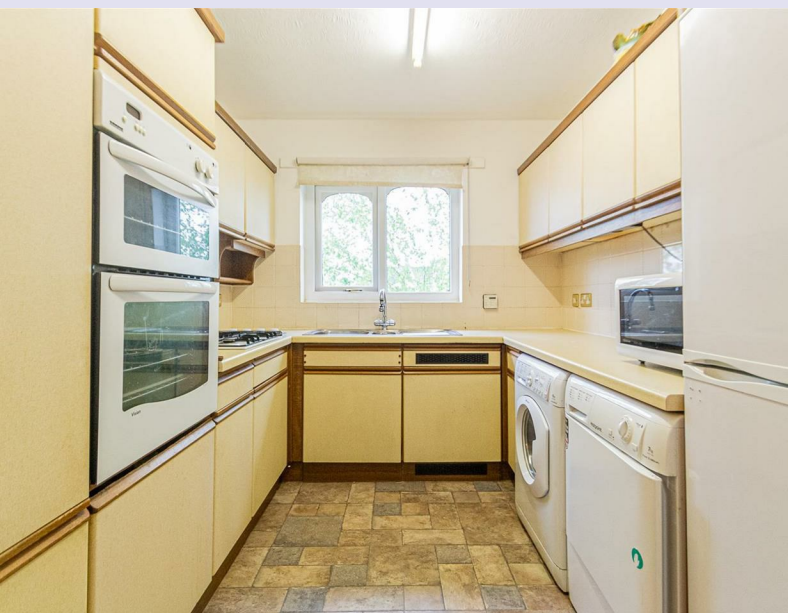
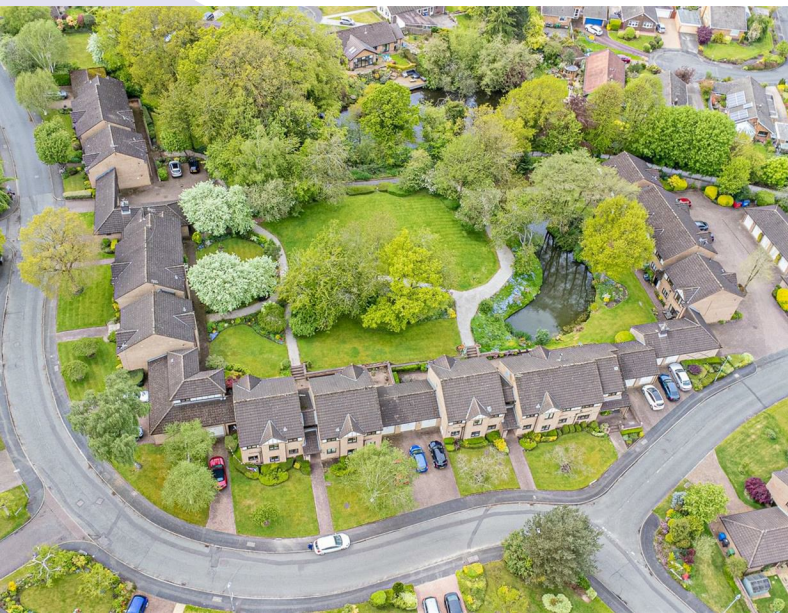
Up & over garage door

## Tenure

Leasehold with a Ground Rent to be confirmed and a Service Charge of £2,031.50 for 2023-2024  
Ground rent £10.00 per annum

## Council Tax

Band 'D' 2,067.80 (2023-2024)



## Local Authority

Warrington Borough Council

## Postcode

WA4 5EH

## Possession

Vacant Possession Upon Completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.