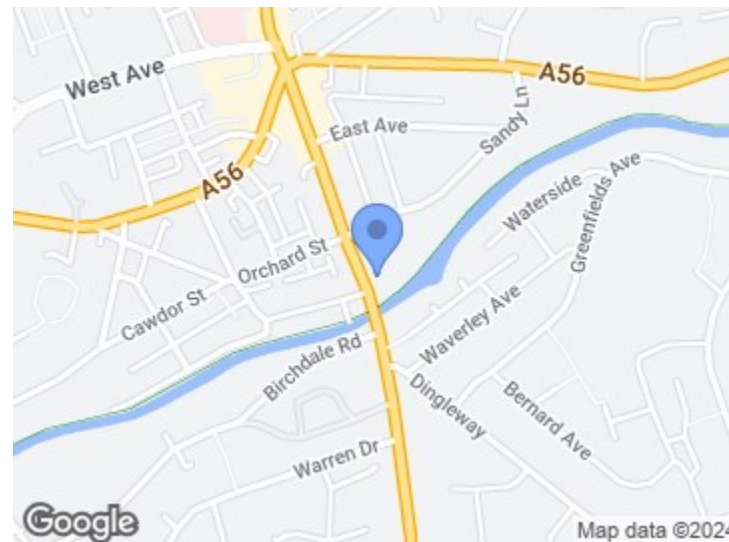


London Road



Location

Occupying a popular, residential location within walking distance to the cosmopolitan village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies, 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. Further to the area there are a range of local schools catering for all ages with highly regarded reputations. For frequently organised events and pleasant days out, Walton Gardens is also within walking distance.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		82	EU Directive 2002/91/EC

CENTRAL STOCKTON HEATH – FIRST FLOOR WITH LIFT & STAIR ACCESS – GENEROUS PROPORTIONS – MODERN KITCHEN APPLIANCES – COMMUNAL LOUNGE – HOUSE MANAGER, GUEST ROOM & LAUNDRY AREA – CANALSIDE POSITION | This modern, purpose built, over 55's retirement apartment features well proportioned accommodation just short walk to Stockton Heath Village Centre; including a welcoming entrance hallway, convenient easy access shower room, 21'ft Lounge / Diner, kitchen with modern integrated appliances, generous cloaks cupboard and main bedroom with integrated wardrobes. The apartment has been sympathetically modernised including upgraded heating, upgraded kitchen appliances and a well designed shower room. Brindley Court has established itself as a favoured retirement development given its close proximity to Stockton Heath, it's vibrant community and well kept grounds.

London Road Brindley Court



Accommodation

Beautifully appointed first floor retirement apartment with Lift & Stair access, in a popular location just a short walk to Stockton Heath Village Centre. The apartment has been sympathetically improved over recent years to provide light, airy and well proportioned accommodation. Comprising generous entrance hallway with cloaks cupboard, main bedroom with integrated wardrobes, lounge / diner with feature fireplace, generous walk in shower room, contemporary Kitchen with modern integrated appliances. Brindley Court has established itself as one of the favoured retirement complexes in Stockton Heath, with a vibrant community feel, guest room and house manager. The apartment also has the added benefit of discreet emergency pull cords which alert relevant authorities.

Entrance Hallway

A Welcoming entrance hallway with Secure door entry system, ceiling coving, new carpet underfoot and discreet assistance pull cord system.

Lounge

21'0" x 10'10" (6.42m x 3.31)
A generous lounge diner with feature electric fireplace & granite hearth, upgraded 'Duplex' wall mounted heater, T.V Point, telephone point, dual aspect South Westerly facing PVC Double glazed windows, ceiling coving and discreet assistance pull cord.

Kitchen

8'10" x 5'6" (2.7m x 1.7)
Access via twin doors off the lounge with wood effect flooring, the Kitchen comprises wood effect worktops with tiled splashback and a range of matching eye and base level units. Integrated appliances include a 'Lamona' granite sink with chrome mixer tap, 'Neff' four ring electric Hob with extractor above, 'Neff' oven and space for fridge and freezer. There is a PVC window with outlook to mature hedging, 'Duplex' wall mounted heater and a discreet assistance pull cord.



Bedroom One

8'10" x 13'5" (2.7m x 4.1m)
The bedroom enjoys bi-folding mirrored wardrobes, a recessed PVC Window to the side elevation, T.V Point, ceiling coving and a discreet assistance pull cord.

Shower Room

6'10" x 5'2" (2.1m x 1.6m)
The shower benefits from an easy access full width walk in shower tray and hand rails for assistance. The shower is complimented with a Chrome shower head and Chrome taps. There is a low level W.C and integrated wall mounted unit housing a Porcelain sink with Chrome taps. 'Duplex' wall mounted heater, electric towel rail, tiled floor and part tiled walls. Discreet assistance pull cord.

Communal Areas

Secure wireless key fob entry opens onto a communal lounge for socialising and enjoying communal events. There are no set timetables however residents of Brindley Court enjoy film nights on occasion, a coffee or other activities depending on what suits. There is off road 'residents only' parking, routinely manicured communal gardens, a 'guest' room, lift access to floors above and the house managers office.

There is an easily accessible ground floor laundry room with washing machines, dryers and ironing facilities, all covered under the service charge.

Guest Room

As of November 23' the guest room is £30 for one person per night, or £35 for two people per night.

Tenure

Leasehold

Service Charge

£1,498.88 payable every six months as of 2023/2024

Ground Rent

£335.88 paid six monthly as of 2023 / 2024

Local Authority

Warrington Borough Council

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 6LQ

Possession

No chain, vacant possession upon completion

Viewing

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