



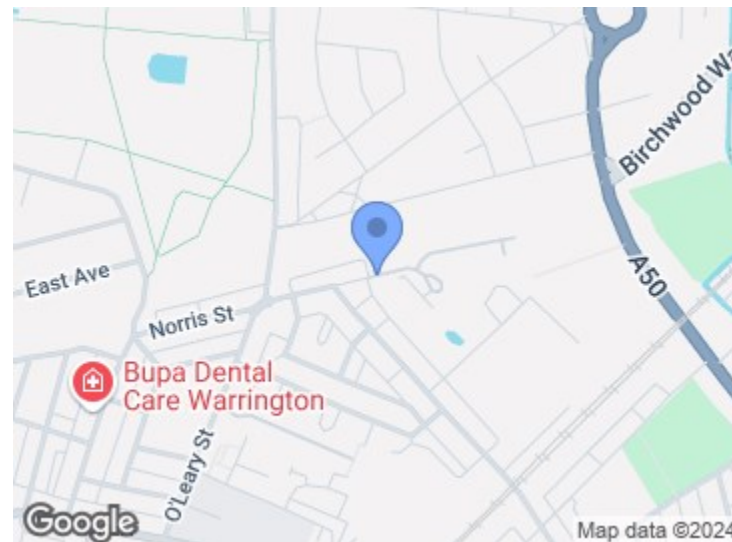
Total area: approx. 43.3 sq. metres (465.9 sq. feet)

### Location

Residents enjoy fabulous communal facilities including a Village Hall, hairdressers, shop, bistro, café bar, gym, library, IT room, craft room, bar and quiet room as well as gardens and greenhouse.

Regular social activities include zumba, ballroom dancing, line dancing, yoga, darts, art class, tai chi, knitting, choir group, photography classes, bingo and games including dominoes, cards and scrabble. There are also trips out that are organised by Your Housing, and our care staff are on-site 24 hours a day, seven days a week to give residents as much support as they need to live independently.

Warrington Town is a short commute with bus routes within close proximity.



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	78	78

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		



GROUND FLOOR APARTMENT WITH SOUTH FACING PATIO | ONE BEDROOM | MODERN KITCHEN AND WET ROOM | WELL PRESENTED ACCOMODATION | VIBRANT COMMUNITY This purpose built retirement apartment features generous proportions including a lounge diner, Kitchen with high gloss units & integrated appliances, recently fitted 'Wet' room and further storage cupboard. The apartment benefits from a south facing patio area overlooking the communal gardens. Associated amenities are within close proximity to the apartment.

# Arena Gardens



## Accommodation

A well presented, purpose built retirement apartment in the ever popular Ryfield Village. The apartment boasts a ground floor position with generous South patio area off the lounge. The apartment benefits from a generous lounge / diner with a high gloss Kitchen, main bedroom, 'Wet' room and storage cupboard. All associated amenities are a short stroll from the apartment.

## Entrance Hallway

9'10" x 4'9" (3.0m x 1.47m)  
PVC Front door opens onto the Entrance Hallway. There is a secure intercom system providing remote access for visitor / guest access, a generous cloaks cupboard ideal for cloaks and shoe storage, a fuse board, discreet emergency pull chord and access to further accommodation:

## Lounge / Diner

14'9" x 9'10" (4.5m x 3.0m)  
Well proportioned with access to a generous patio area via PVC Patio door to the rear elevation.

## Bedroom

15'8" x 10'9" (max) (4.8m x 3.3m (max))  
The main bedroom includes integrated storage, a recessed PVC Window to the rear elevation overlooking the communal gardens, ceiling light and discreet emergency pull chord.

## Kitchen

9'10" x 6'10" (3.0m x 2.1m)  
A recently fitted high gloss Kitchen with matching eye and base level units, complimented with laminate worktops and a tiled splashback. There is a matt black 'Lamona' sink with Chrome hot and cold tap, 'Caple' four ring induction hob, eye level integrated oven, wooden window overlooking the communal hallway, extractor fan and discreet emergency pull chord.

## Wetroom

7'2" x 5'6" (2.2m x 1.7m)  
A convenient one level Wetroom with 'Rada' chrome shower head and matching controls, there are assistance handrails for easy access, a discreet emergency pullcord and bay PVC window.



## Outside

There is a generous South facing patio area to the rear of the apartment accessed via PVC French door. The communal gardens are regularly maintained.

## Tenure

Leasehold

## 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 purchasers is advised to obtain verification from their solicitor or surveyor.

## Local Authority

Warrington Borough Council

## Postcode

WA2 7GB

## Possession

Vacant possession upon completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath on 01925 600200

## Service Charge

£83.97 per week as of April 2024 - April 2025  
£29.86 Amenities charge (Heating, water and Elec) per week  
(£4,366 service charge per year + £1,552.72 Amenities charge)

## Ground Rent

N/A