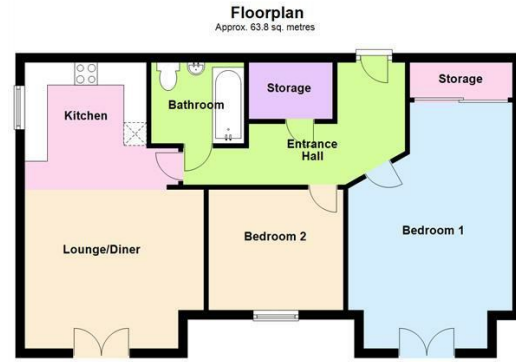


Latchford



Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever-popular Stockton Heath to the West.



Total area: approx. 63.8 sq. metres



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		84	(81-91) B
(69-80) C		84	(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		England & Wales
			EU Directive 2002/91/EC

ATTRACTIVE ASPECT with VIEWS over the 'SHIP CANAL' | OPEN PLAN LOUNGE/DINER & KITCHEN | Walking Distance to the VILLAGE & 'TRANS PENNINE TRAIL' | 'NO THROUGH ROAD' Location. This purpose built apartment occupies a popular position adjacent to the canal offering well proportioned accommodation including an entrance hall with storage, lounge/diner and kitchen, two double bedrooms and a bathroom. Communal gardens and parking.

Latchford Clearwater Quays



'Clearwater Quays' is the culmination of several purpose built buildings located on this 'No Through Road' located parallel to the 'Manchester Ship Canal' and within walking distance to the village. The subject apartment is positioned on the first floor of this three storey building with views over the water.

The light and airy accommodation comprises a well proportioned reception hall, open plan lounge/diner and kitchen with PVC double glazed 'French' doors opening onto a 'Juliet' balcony, main bedrooms with fitted wardrobes and again PVC double glazed 'French' doors opening onto a 'Juliet' balcony, guest double bedroom again with frontal views and a three piece bathroom suite. Communal parking and gardens.

Accommodation

Ground Floor

Communal Entrance Hallway

16'5" x 11'7" (5.02m x 3.54m)
Staircase to the first floor and two separate doors leading to the ground floor apartments upon where the water and electricity meters are housed in cupboards for all three floors.

First Floor

Lobby

16'6" x 11'7" (5.04m x 3.55m)
Staircase to the second floor and two doors providing access to the first floor apartments.

Inner Hallway

16'8" x 4'8" (5.09m x 1.44m)
Access to three first floor apartments.

Entrance Hallway

15'9" x 6'0" (4.81m x 1.85m)
Accessed through the first floor inner hallway into a generous reception with intercom system, central heating radiator and an electrical consumer unit.

Cloaks Cupboard

4'10" x 1'10" (1.48m x 0.56m)
Storage for cloaks and shoes.

Lounge & Dining Area

15'1" x 13'0" (4.60m x 3.97m)
PVC double glazed 'French' doors opening onto a 'Juliet' balcony overlooking the 'Manchester Ship Canal', two central heating radiators and an opening to the:



Kitchen

8'9" x 7'7" (2.69m x 2.32m)
Range of matching base, drawer and eye level units with integrated appliances including a four ring gas hob, oven below and a chimney extractor above. Spaces for both a fridge/freezer and a washing machine. One and a half bowl stainless steel single sink drainer unit set in a granite style heat resistant, roll edge work surface with tiled splashback. PVC double glazed window to the side elevation, spot lights, cupboard housing the 'Potterton Promax Combi HE Plus' boiler and tile effect vinyl flooring.

Bedroom One

16'0" (max) x 10'3" (4.88m (max) x 3.14m)
Range of fitted wardrobes with sliding mirrored providing hanging and shelving space, PVC double glazed 'French' doors opening to the front elevation and a central heating radiator.

Bedroom Two

9'6" x 8'9" (2.91m x 2.69m)
PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'8" x 5'7" (2.05m x 1.72m)
Three piece suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin and a low level W.C. Tile effect vinyl flooring, part tiled walls, shavers point, central heating radiator and an extractor fan.

Outside

The apartment enjoys an open front aspect with views across the 'Manchester Ship Canal', in addition to ample communal parking and some gardens.

Tenure

Leasehold with a Term of 250 years dated 1st January 2007 and an annual Ground Rent of £100.

Service Charge

Annual Charge of £800 (1st September 2023 to 31st August 2024). Managing Agent is 'Peter Kenny Property Management'

Council Tax

Band 'B' - £1,658.39 (2024/2025)

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 1DE

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.