

Latchford



IDEAL LOCATION FOR LATCHFORD VILLAGE | EXCELLENT CONDITION / NEWLY RENOVATED BATHROOM | COMMUNAL PARKING. Set within this popular development within close proximity to Latchford Village, this apartment offers great accommodation. PVC double glazing. Electric heating. Entrance hall, lovely lounge with bay window and views over mature trees, fitted dining kitchen with integrated appliances, double bedroom and bathroom. Ample parking.

£750 Per Month



Tel: 01925 600 200

Latchford The Old Quays



Entrance Hallway

12'11" x 6'1" (3.952m x 1.873m)

Carpeted flooring, intercom telephone to the communal door, access to the lounge, kitchen, bedroom, bathroom, and storage cupboard. Electric storage heater.

Lounge/Kitchen

26'10" x 11'2" (8.201m x 3.410m)

A carpeted lounge area split with a vinyl floored Kitchen to the front elevation. Lounge. The kitchen comes with a UPVC double-glazed bay window to the rear elevation with an electric storage heater below. Complimenting the lounge, the kitchen comes, briefly with a range of drawer, eye, and base-level units featuring a tiled splashback, stainless steel sink drainer unit with chrome mixer tap set within a heat-resistant rolledge top. 'INDESIT' washing machine and 'Hot Point' fridge freezer with electric storage heater fitted to the internal wall.

Bathroom

6'11" x 5'7" (2.109m x 1.704m)

Three-piece suite, briefly comprising of a low-level WC, pendulum sink with chrome taps, thermostatic shower over paneled bath, vinyl flooring, and electric storage heater.

Bedroom

13'7" x 9'7" (4.150m x 2.923m)

Carpeted flooring, PVC double-glazed window to the rear elevation, electric storage heater with built-in cloakroom to the front elevation.

Storage Cupboard

Housing the water tank with built-in storage overhead.

Outside

Parking.

Council Tax

Band 'A' - £1355.14 (2023 - 2024)

Services

Local Authority

Warrington Borough Council

Postcode

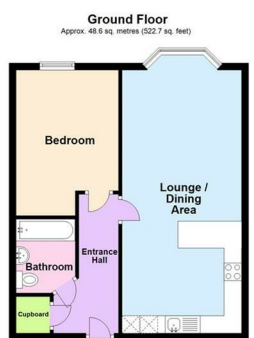
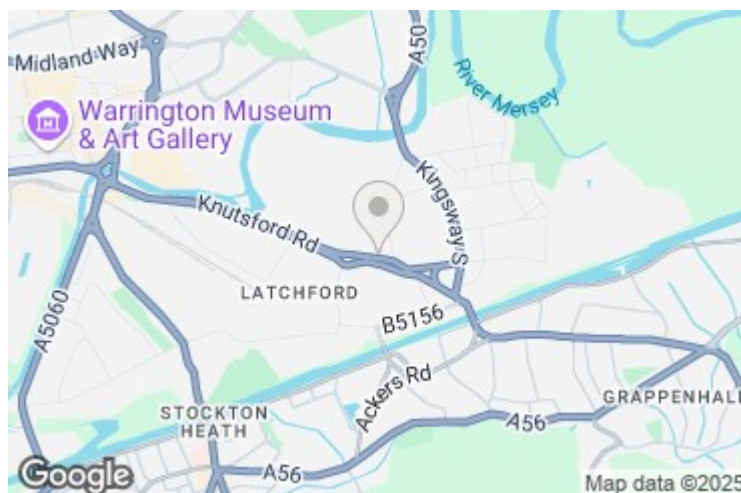
WA4 1JP

Viewing

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

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 48.6 sq. metres (522.7 sq. feet)