

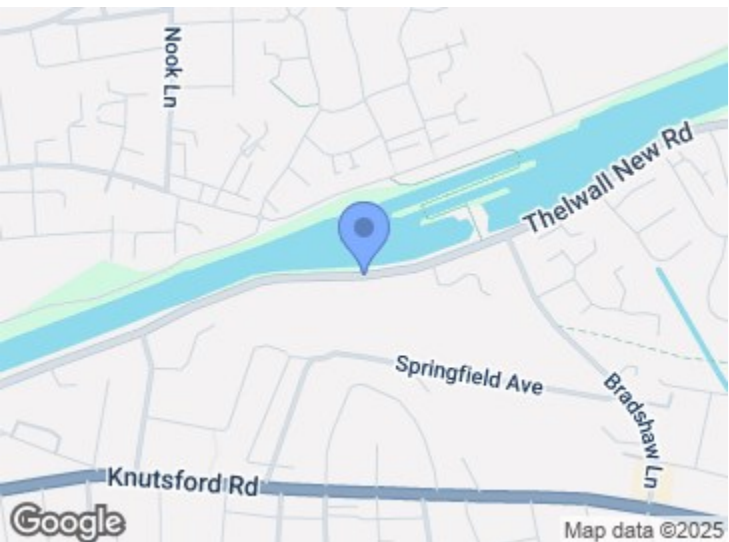
Grappenhall



Location

Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



| 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 | |

First Floor 'PENTHOUSE' apartment | BALCONY Extension | Replacement 'HIGH GLOSS' Kitchen with INTEGRATED APPLIANCES | Replacement FULLY TILED Shower Room | AIR-CONDITIONING | OPEN-PLAN Lounge & Dining Area. This property is sure to impress with contemporary accommodation including an entrance hall, lounge and dining area, fitted kitchen, two bedrooms and a shower room. Designated Parking and guest parking

Grappenhall Thelwall New Road



Known affectionately as 'The Locks', this 'PENTHOUSE' apartment forms part of a purpose built development of eleven further apartments and one coach house completed in 2004. The complex carries a maritime theme given its design and proximity to 'Latchford Locks'.

Boasting a contemporary design that is both stylish and functional makes this an ideal choice for first-time buyers, couples, or those seeking a low-maintenance lifestyle. The apartment has undergone a complete transformation over recent years including but not limited to the installation of a well proportioned balcony giving an outdoor feature which is often lacking, replacement 'high gloss' kitchen complete with integrated appliances, open-plan lounge and dining area giving an excellent feel for space and light, replaced and reconfigured fully tiled shower room, installation of an air conditioning unit which also is an alternative source of heating,

The communal access for this apartment is shared with only one other as is the storage room which again are features rarely seen. Situated on the first floor with water views, the accommodation includes an entrance hall with intercom system, open-plan lounge and dining area with 'French' doors opening onto the balcony, fitted 'high gloss' kitchen with integrated appliances, two bedrooms and a beautifully appointed fully tiled shower room. Externally, there is designated parking, in addition to guest parking.

Accommodation

Ground Floor

Communal Entrance Hallway

9'6" x 9'0" (2.90m x 2.76m)

Accessed through a secure door only used by two apartments with an entry phone system and PVC double glazed windows to both front and side elevations, exposed brick feature walls, inset lighting, post box access and a turning painted staircase in a naval metallic theme.

Store Room

9'5" x 3'6" (2.89m x 1.09m)

For the exclusive use of only two apartments with lighting.

First Floor

Communal Hall

26'6" (12'1") x 9'3" (4'3") (8.09m (3.69m) x 2.84m (1.32m))

Continuation of both the exposed brick and plastered walls, PVC double glazed windows overlooking the 'Ship Canal' and 'Locks', inset lighting, decorative wall art and loft access.

Apartment

Entrance Hall

14'3" x 4'0" (4.35m x 1.24m)

Accessed through an original style front door into a generous hall with inset lighting, entry phone system and laminate flooring.



Bedroom One

10'9" x 10'7" (3.28m x 3.24m)

Located to the rear with two floor to ceiling PVC double glazed windows, laminate flooring with oak skirting, inset lighting and a central heating radiator.

Bedroom Two

9'3" x 9'0" (2.82m x 2.76m)

Overlooking 'The Locks' to the front via a full height PVC double glazed window, laminate flooring with oak skirting, inset lighting and a central heating radiator.

Shower Room

10'8" x 6'0" (3.26m x 1.85m)

Recently replaced and reconfigured white three piece suite including an oversized cubicle with a decorative tile feature, thermostatic shower and a rain-shower head, wash hand basin set onto a vanity unit with drawer storage below, chrome mixer tap, shelving and an illuminated mirror above all complete with a low level WC. Fully tiled walls with subtly contrasting tiled flooring, chrome ladder heated towel rail, inset lighting, storage cupboard providing shelving storage and a PVC frosted double glazed window to the rear.

Outside

Unusually, our clients have created an excellent outdoor space in the form of a balcony accessed from the lounge giving this apartment a unique aspect. Designated and guest parking is available at ground floor level.



Lounge & Dining Area

15'6" max x 13'8" max (4.73m max x 4.18m max)

A super, versatile open-plan space with an air conditioning unit laminate flooring and wooden skirts, inset lighting, two floor to ceiling PVC double glazed windows to the front elevation, air conditioning unit, two central heating radiators and PVC double glazed 'French' doors leading to the:

Balcony

18'9" x 5'7" (5.73m x 1.72m)

Contemporary glazed balcony accessed through PVC double glazed 'French' doors onto 'Composite' decking.

Kitchen

11'1" x 7'4" (3.38m x 2.25m)

Modern, contemporary fitted kitchen including a range of matching base, drawer and eye level units finished in a high gloss cream with concealed lighting complemented by integrated appliances including a five ring gas hob with an illuminated chimney extractor above, fridge/freezer, slimline dishwasher, washing machine, microwave, oven and grill. Stainless steel circular sink unit with chrome mixer tap set in a sealed wood grained work surface with red brick tile splashback. Inset lighting, tiled flooring, PVC double glazed window to the rear elevation, wine rack and a cupboard housing the 'Main Eco Elite' wall mounted gas boiler.

Tenure

Leasehold with a 120 year lease from 29th October 2004 with a ground rent of £125 per annum dated 29th October 2004.

Service Charge

£83.33 per calendar month.

Council Tax

Band 'B' - £1,798.37 (2025/2026).

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 2GS

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.

