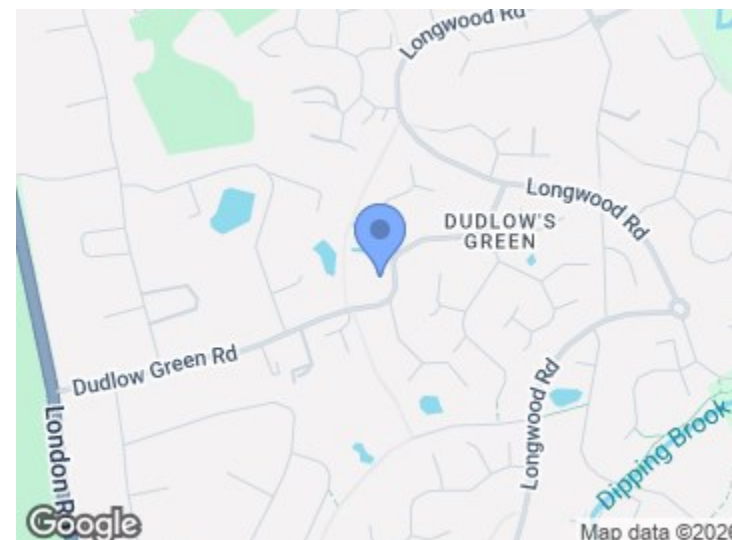


## Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. 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.

The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to Warrington Golf Club, 'Co-op', veterinary, GP and hairdressers all within walking distance of the apartment. Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



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 <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	



BEAUTIFULLY REFURBISHED RETIREMENT APARTMENT | NEW SHOWER SUITE, BOILER CARPETS & KITCHEN | MOST SOUGHT AFTER RETIREMENT DEVELOPMENT | LOCAL AMENITIES across the road | PARKING & GARAGE | STUNNING GARDENS. Set within this hugely popular location for the over 55's, this recently refurbished ,well proportioned apartment comprises entrance hallway, lounge / diner, fitted kitchen with appliances, main bedroom with fitted furniture, guest bedroom and a shower room. Communal gardens, parking and a garage.

£240,000



# Appleton

## Dudlow Green Road



### Accommodation

Recently refurbished to provide light, airy and well presented first floor accommodation. Comprising newly fitted shower suite, refurbished Kitchen with appliances, integrated wardrobes, newly fitted Worcester combi boiler and newly fitted carpets throughout.

Arguably one of the most sought after retirement complexes for the over 55s featuring independent set in quite stunning residents only, beautifully manicured tranquil gardens. This apartment offers well proportioned accommodation including a welcoming entrance hallway with excellent storage, open plan lounge / dining area overlooking gardens to the rear, newly fitted kitchen, main bedroom comprehensively fitted with furniture, guest bedroom and newly fitted shower room. Externally there is a garage with further parking accessed from Dudlow Green Road. Tranquil and picturesque communal gardens with pond and water features.

### Entrance Hallway

11'10 x 6'8 (3.61m x 2.03m )

Welcoming entrance hallway with mirrored, twin, bi-folding cloaks cupboard, airing cupboard housing newly fitted Worcester combi-boiler and newly fitted carpet.

### Lounge / Dining Room

20'6 x 12'2 (6.25m x 3.71m )

Views over the manicured residents garden, feature gas fire with marble effect hearth, central heating radiator, ceiling coving, wall lights, wall mounted intercom and access to:

### Kitchen

8'11 x 8'1 (2.72m x 2.46m )

Beautifully refurbished Kitchen comprising matching eye and base level 'shaker' style units, complimented with wood effect roll top work surfaces & tiled splashback, with stainless one and a half bowl sink and drainer, negotiable washing machine\* dryer\* and fridge freezer\*, integrated four ring 'Beko' gas hob with extractor above and integrated oven with grill. Complimented by stone effect flooring.



### Bedroom One

11'10 x 11'9 (3.61m x 3.58m)

Full wall run of integrated wardrobes provide a range of hanging and shelving space, with recessed mirrored dressing area. PVC Window to the rear elevation enjoying a green aspect over the rear gardens, wall lighting, ceiling coving and newly fitted carpet.

### Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

PVC Window to the front elevation, newly fitted carpet, wall lighting and ceiling coving.

### Shower Room

9'0 x 5'7 (2.74m x 1.70m)

Stylish shower suite, comprising sink unit with porcelain bowl and chrome mixer tap with storage below, low level W.C, Chrome ladder style radiator and convenient Chrome towel rail, walk in shower with glass screen and Chrome shower attachments, tiled walls with tiled flooring, PVC frosted Window to the front elevation.

### Outside

Beautifully manicured communal gardens and well stocked borders block paved driveway parking leading to the:

### Garage

Up & over garage door with allocated block paved driveway in front.

### Tenure

Leasehold with a Ground Rent to be confirmed and a Service Charge of £2,031.50 for 2023-2024  
Ground rent £10.00 per annum

### Council Tax

Band 'D' 2,067.80 (2023-2024)

### Local Authority

Warrington Borough Council

### Postcode

WA4 5EH

### 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.