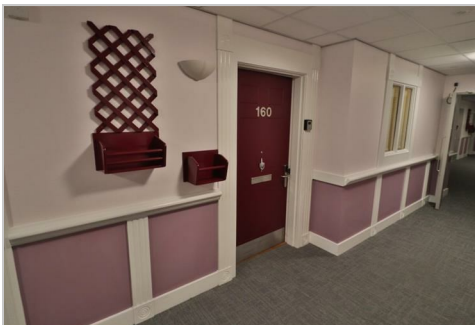


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160 Arena Gardens, Warrington, WA2 7GD

Offers In Excess Of £105,000

FIRST FLOOR RETIREMENT APARTMENT, ONE BEDROOM, FITTED KITCHEN WITH OVEN AND HOB, WET ROOM, ATTRACTIVE LOUNGE AND COMMUNAL GARDENS, ON SITE FACILITIES INCLUDING: BAR/PUB, ON SITE SHOP, ON SITE BISTRO, ACTIVITY ROOMS AND LIBRARY/IT SUITE.

We are delighted to offer for purchase this excellent first floor one bedroom retirement apartment which is situated within the sought after Ryfields Village development. The on site facilities include: Bar/pub, hairdresser, on site shop, activity rooms and library/IT suite. Benefitting from Upvc double glazing and central heating the accommodation briefly comprises: Entrance hallway with storage, attractive lounge, fitted breakfast kitchen with built in oven and hob, bedroom with fitted wardrobes and wet room/w.c. Externally the property has communal gardens and allocated parking. Viewing highly recommended.

ENTRANCE HALLWAY



Storage cupboard.

LOUNGE



Good sized lounge area with a Upvc double glazed window overlooking the communal area.

BREAKFAST KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob, part tiled walls, extractor unit, plumbed for a washing machine, Upvc double glazed window to the side elevation.

BEDROOM



With a Upvc double glazed window, built in wardrobes.

SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and shower area, part tiled walls, extractor unit.

OUTSIDE

Externally the property has access to communal garden areas and allocated parking.

OUTLOOK

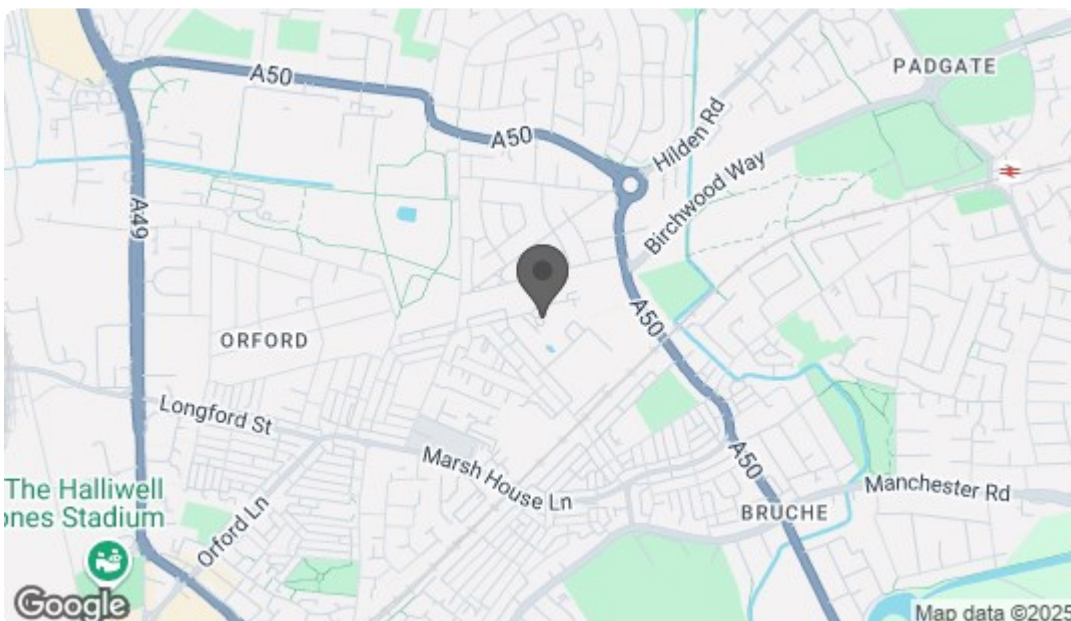


Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 44.1 sq. metres (474.7 sq. feet)



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		
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England & Wales EU Directive 2002/91/EC		