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## **4 Emperor Court, Warrington, WA4 6FH**

### **Offers In The Region Of £155,000**

IMPRESSIVE GROUND FLOOR APARTMENT, TWO DOUBLE BEDROOMS, ENSUITE TO MASTER BEDROOM, EXCELLENT LIVING SPACE, CANAL VIEWS, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, SECURE ENTRY SYSTEM, UPVC DOUBLE GLAZING, UNDERCOVER ALLOCATED PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this impressive ground floor apartment which offers excellent living space and is located in a highly sought after location. With river views, Upvc double glazing and no onward chain the accommodation briefly comprises: Entrance hallway with access to utility area, open plan lounge/kitchen area with French doors opening to outside space with canal views, master bedroom with ensuite shower room, second double bedroom and a bathroom/w.c. Viewing highly recommended.



## ENTRANCE HALLWAY



With large storage cupboard, access to utility area which is plumbed for a washing machine.

## UTILITY AREA



## OPEN PLAN LIVING KITCHEN AREA



Open plan lounge/kitchen area with French doors opening to an outside area with canal views, kitchen area fitted with a range of wall and base units in white incorporating a stainless steel sink unit with mixer tap, built in electric stainless steel oven and hob with extractor above, Upvc double glazed window to the side elevation.

## MASTER BEDROOM



With French doors leading to the outside space with canal views, access door leading to the ensuite shower room.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and corner shower enclosure, part tiled walls, extractor unit, heated chrome towel radiator.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, part tiled walls, extractor unit.

## OUTSIDE

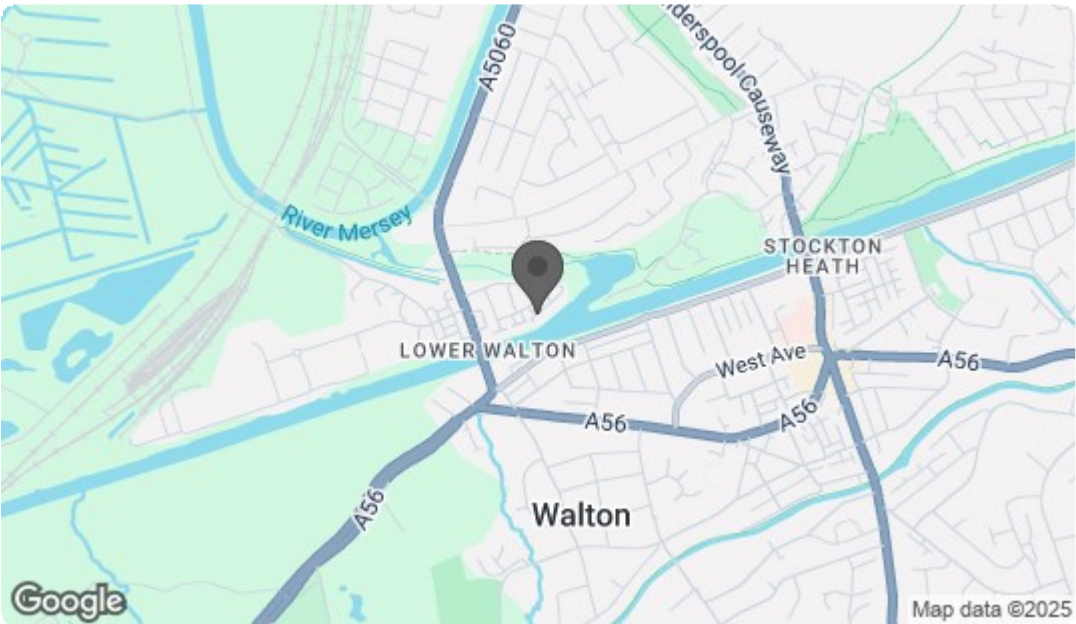
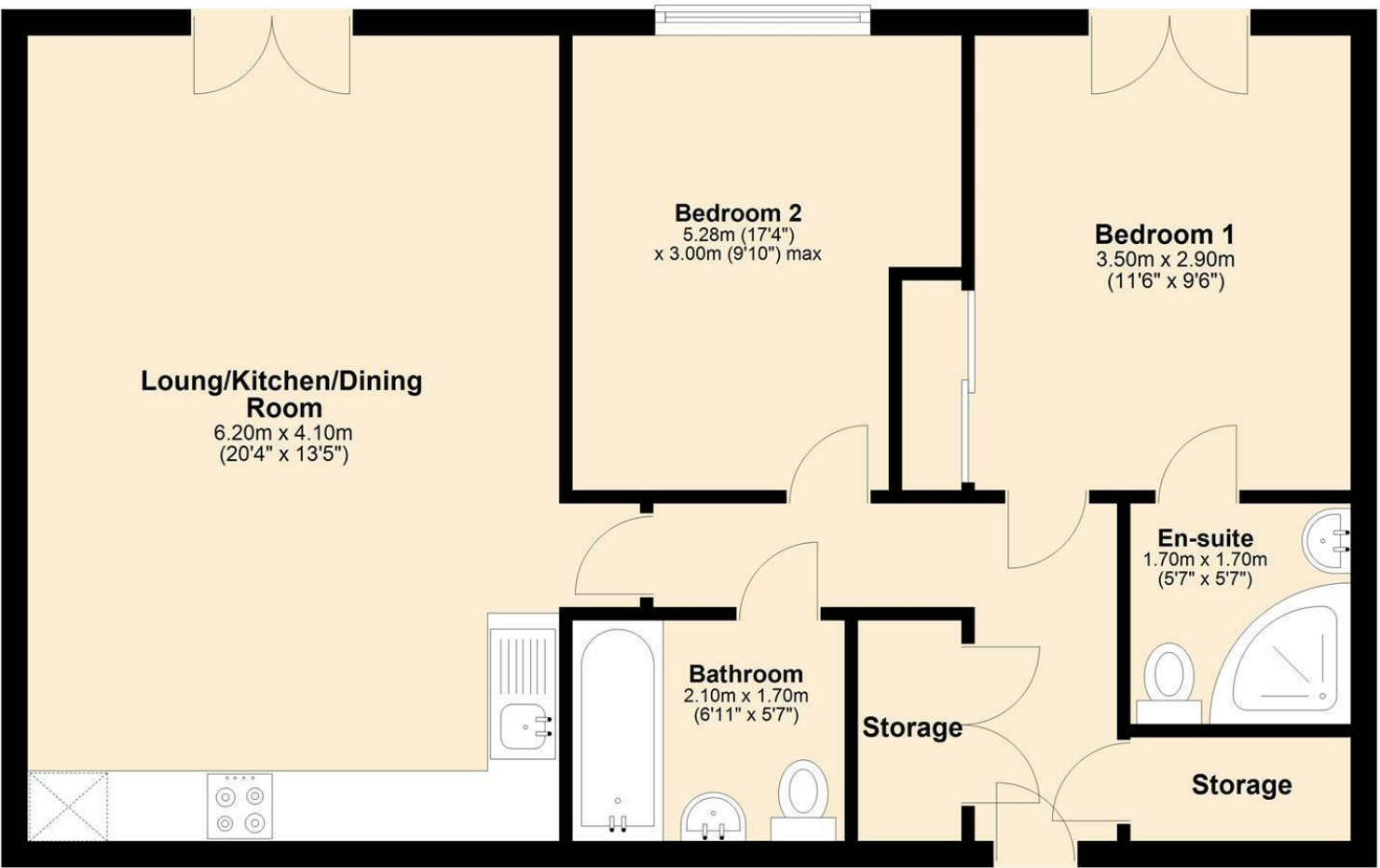


Externally the property has an outside paved area accessed via French doors from the lounge area and master bedroom which enjoys canal views. Undercover allocated parking is provided.

## VIEW



# Ground Floor



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		
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