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3 The Old Quays, Warrington, WA4 1JP Offers In The Region Of £90,000

FABULOUS GROUND FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN LOUNGE/DINING/KITCHEN WITH BUILT IN APPLIANCES, SOUGHT AFTER LOCATION, CLOSE TO VILLAGE CENTRE, IDEAL INVESTMENT OR FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous ground floor apartment situated in The Old Quays development in Latchford Village. Finished to a high standard, the accommodation briefly comprises; Entrance hallway, open plan lounge/dining/kitchen area with built in appliances, double bedroom and bathroom with contemporary 3 piece suite. The apartment has the benefit of off road car parking, secure intercom entry system and UPVC double glazing throughout. Occupying an excellent position just a 5 minute, walk from Latchford Village centre and within easy access of both the M6 and M56 motorways the property is the ideal home for the professional tenant. An internal inspection is highly recommended to fully appreciate all the apartment has to offer. Viewing is highly recommended.

ENTRANCE HALLWAY



With intercom entry system, storage cupboard.

OUTSIDE

Externally the property has communal parking.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA



Impressive open plan lounge/dining/kitchen area with a bay to the front elevation with Upvc double glazed windows, kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and hob with extractor above, part tiled walls, plumbed for a washing machine, breakfast bar.

BEDROOM



Double bedroom with a Upvc double glazed window.

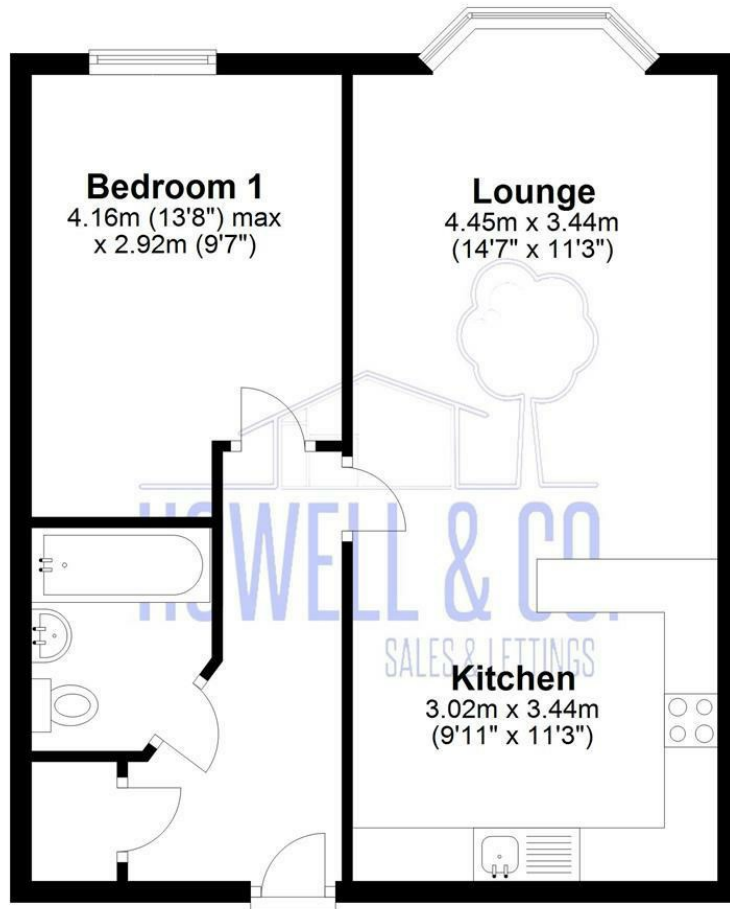
BATHROOM/W.C



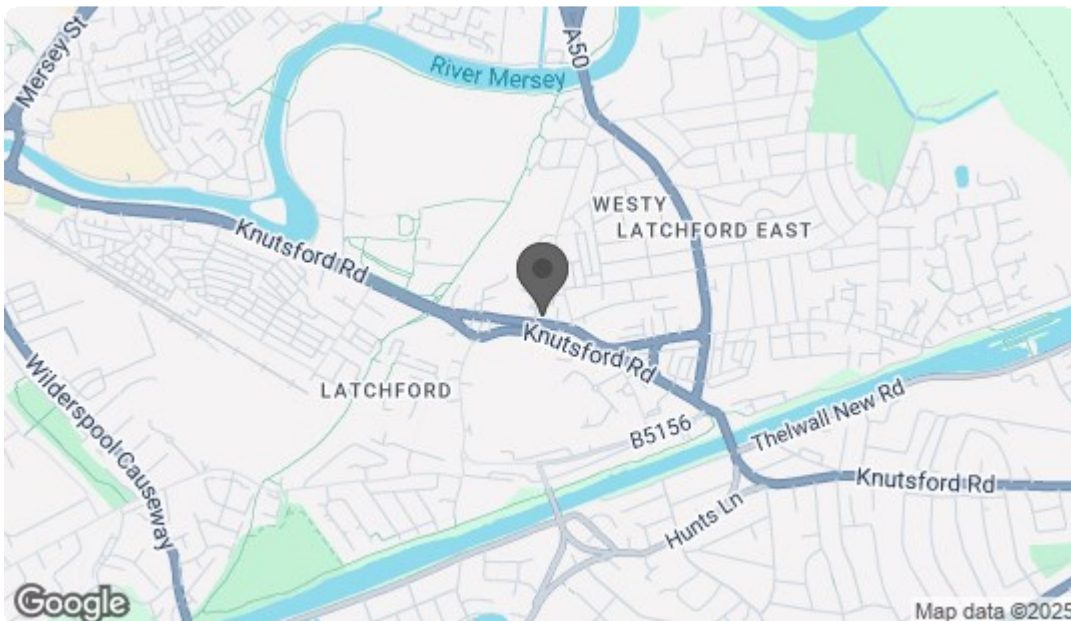
Fitted with a three piece suite comprising a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls.

Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	