



16 Pinders Farm Drive, Warrington

£139,995 Leasehold

- Stunning 1st floor, 2 bedroom apartment set on modern development just minutes from the town centre
- Allocated parking space in private car park
- Large open plan lounge / kitchen / diner with lots of windows for natural light
- En-suite bathroom to the master and separate bathroom with bath
- Ideal property for first time buyer, downsizers or investors
- Well maintained building, with clean, recently redecorated communal areas
- Gas central heating, and integrated appliances in kitchen
- Ideal location for both of Warrington's key train stations, and bus routes

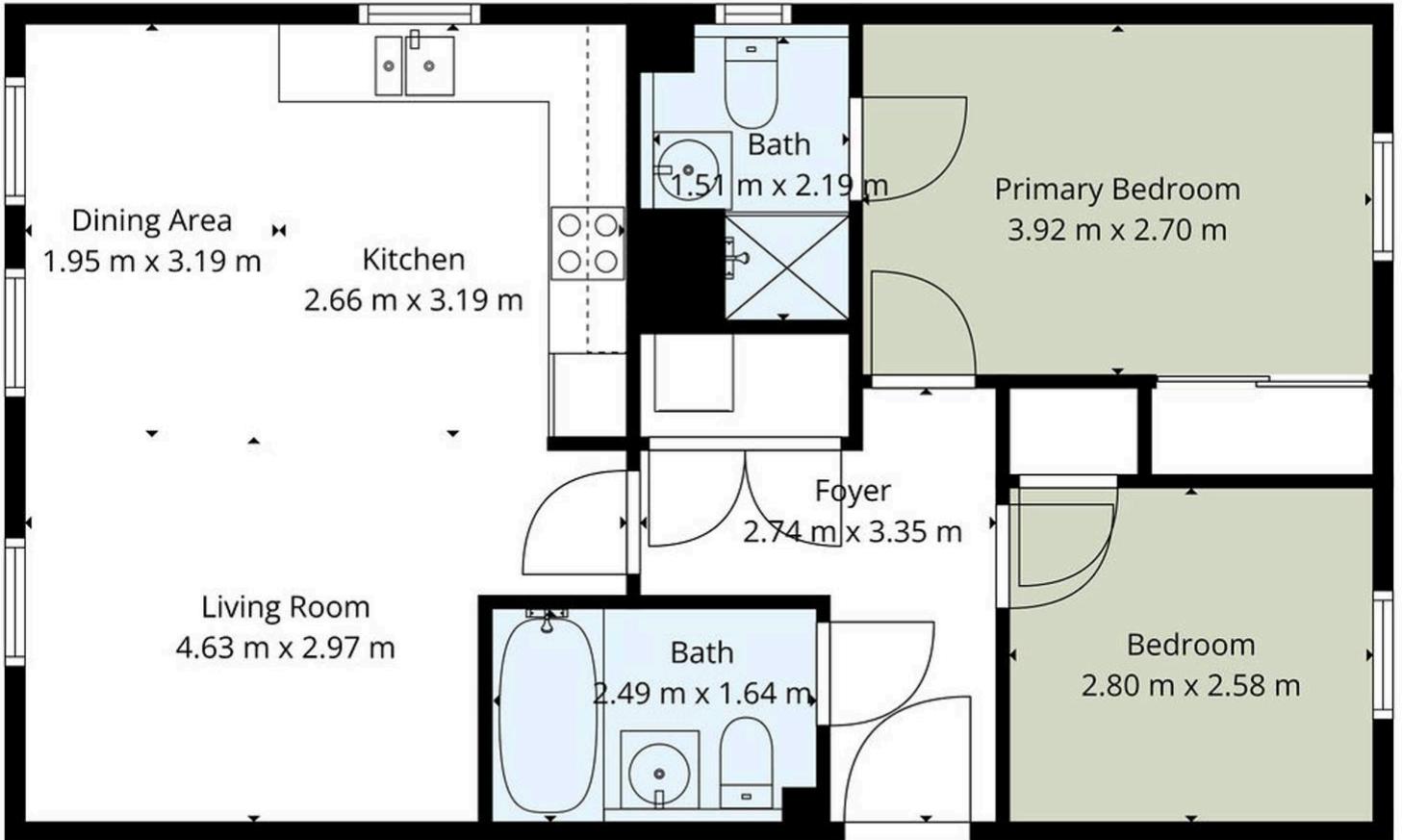




Welcome to this beautifully presented first floor, two bedroom apartment, perfectly situated within a sought-after modern development just moments from the vibrant heart of the town centre. Step inside to discover a spacious open plan lounge, kitchen, and dining area, thoughtfully designed to maximise natural light through an abundance of large windows, creating a bright and inviting living space ideal for relaxing or entertaining. The contemporary kitchen comes complete with integrated appliances including a fridge freezer and washing machine, ensuring convenience and style for every-day living. The master bedroom boasts a sleek en-suite shower room, while a separate bathroom with a bath provides additional comfort and flexibility for guests or family members. Both bedrooms are generously sized, offering ample space for restful retreats or versatile use such as a home office or guest room. The property benefits from gas central heating for year-round comfort and is presented in immaculate condition throughout. Residents enjoy the peace of mind of an allocated parking space within a private car park, as well as access to well maintained, recently redecorated communal areas that reflect the pride of ownership within the building. The location is truly enviable, offering easy access to a wide array of amenities including supermarkets, independent shops, and a diverse selection of cafes and restaurants, all within walking distance. Excellent transport links are nearby, with bus and rail connections making commuting or exploring the surrounding area effortless. Families and professionals alike will appreciate the proximity to reputable schools, healthcare facilities, and green open spaces such as local parks, while leisure attractions and entertainment venues are just a short stroll away. This exceptional apartment is ideally suited to first time buyers seeking a stylish and convenient home, downsizers looking for comfort and accessibility, or investors attracted by the strong rental potential in this popular location. The property is offered on a leasehold basis with 220 yrs remaining, ground rent of £125 per annum, and service charge of £1900 per annum, ensuring peace of mind and ease of ownership. Don't miss the chance to secure this outstanding home in a prime position - enquire now to arrange your viewing and experience the lifestyle on offer.







TOTAL: 64 m2
 1st floor: 64 m2
 EXCLUDED AREAS: WALLS: 5 m2

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