



## Lulworth Place, Warrington Cheshire

Two Bedrooms • Open Plan Living Space • Second Floor • Lift Available • Sought After Location • Close To Local Amenities • Ensuite • Balcony • Parking Available • Short Walk To Stockton Heath



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this delightful apartment, you are greeted by an open and welcoming hallway that sets the tone for the rest of the home. A well-placed storage cupboard provides excellent practicality and helps keep the space organised. Continuing through the property, the master bedroom awaits, complete with a beautifully appointed ensuite that offers a private and serene retreat. The room benefits from generous proportions and an abundance of natural light.

The second bedroom sits conveniently nearby and offers a spacious, comfortable environment suitable for rest or work. The family bathroom is positioned close by, adding further convenience for residents and guests.

At the heart of the apartment is the impressive open-plan living area. The contemporary kitchen is ideal for preparing meals, which can be enjoyed in the adjoining dining space. The bright living area provides a welcoming space to unwind, while the adjoining balcony enhances the home with an elegant outdoor touch.



## OUTDOOR AREAS

The apartment boasts a lovely balcony perfect for summer days, along with allocated parking that adds everyday convenience and peace of mind.

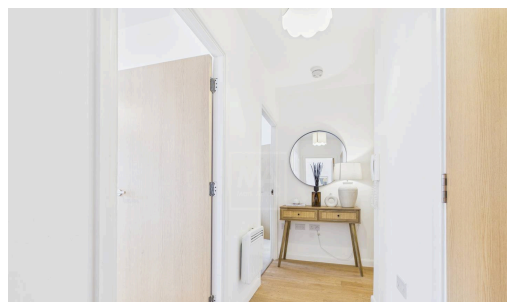


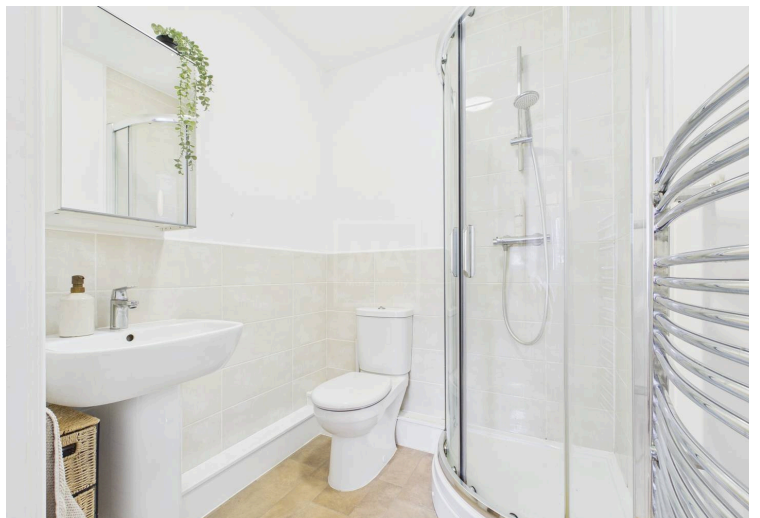
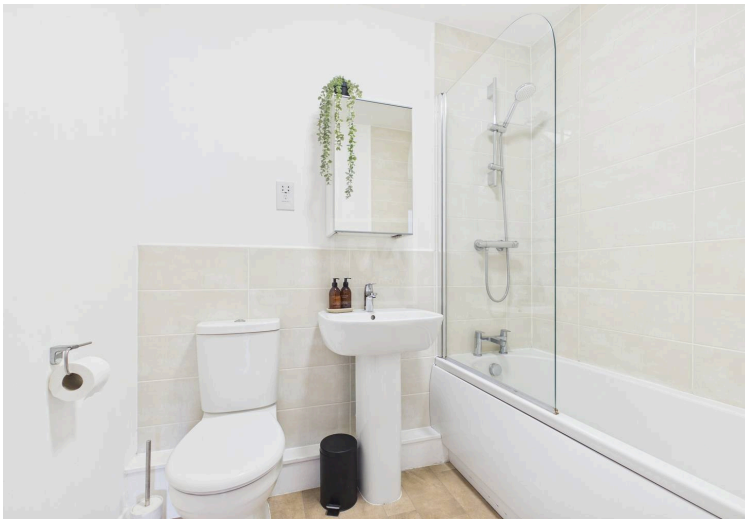
## LOCATION

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland which is open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat.

## GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
Items may be available under separate negotiation.



**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



Warrington's Highest Rated Agent

