



## PROPERTY SUMMARY

Nestled in the heart of Warrington, this charming one-bedroom top floor flat at Knightsbridge Court offers a delightful blend of modern living and convenience.

Constructed in 2002, the flat boasts a well-designed layout that maximises space and light. The reception room provides a welcoming area for relaxation or entertaining guests, while the bedroom offers a peaceful retreat for restful nights. The bathroom is thoughtfully appointed, ensuring all your needs are met.

One of the standout features of this property is the garage, which provides ample storage or parking options, a rare find in such a central location. Living in Knightsbridge Court means you are just a stone's throw away from the bustling amenities of Warrington, including shops, restaurants, and parks, making it an ideal choice for those who appreciate the convenience of urban living.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of Warrington's thriving community. With its modern features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

1



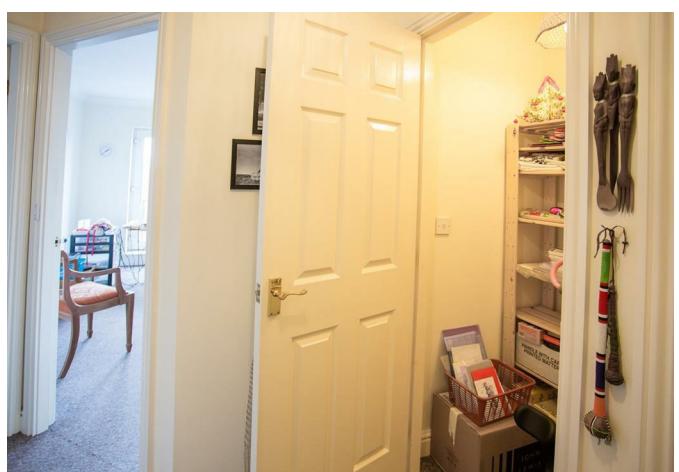
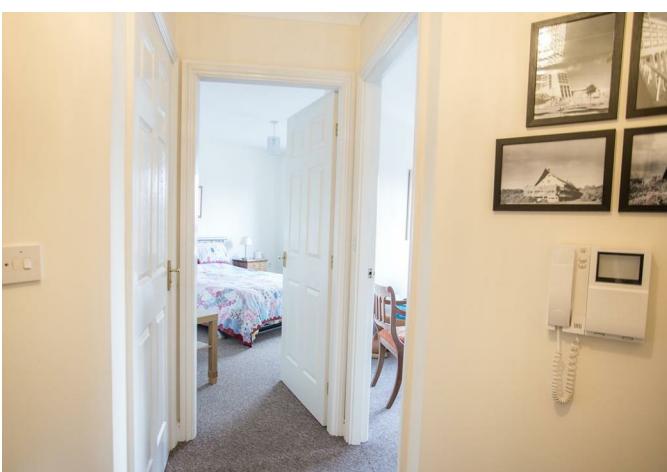
1



1



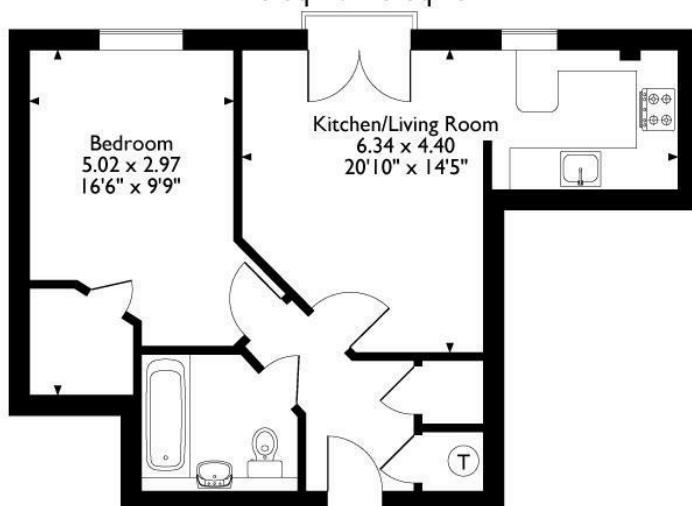








Flat 47, Knightsbridge Court,  
Palmyra Square North, Warrington,  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



Forth Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

1



1



1



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	78	81
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.