



126 REGENCY SQUARE

WARRINGTON, WA5 0EX

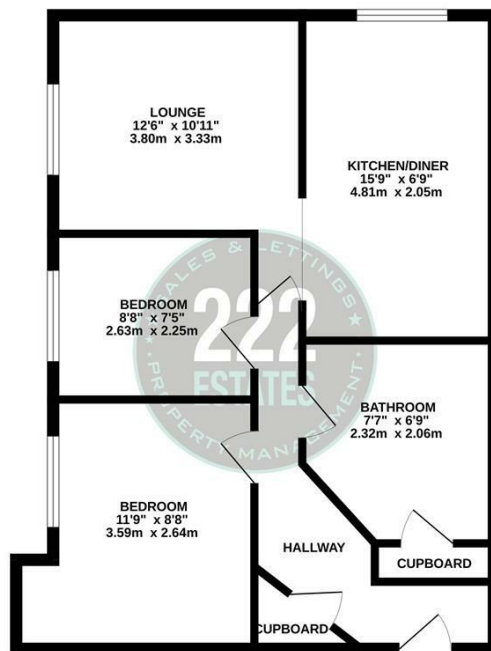
£120,000
LEASEHOLD

222 Estates are always happy to bring to the sales market beautiful properties, ideal for first time buyers and this beautiful second floor apartment is certainly no exception to the rule. In brief this modern two bedroom, second floor apartment is located in the prestigious Regency Square Development, just outside of Warrington Town Centre and close to Warrington Hospital. This uniquely spacious and well-presented apartment provides all the mod cons needed for luxury living. Offered ready to move straight into and enjoy the apartment provides a secure building with door locking and intercom system, maintained grounds and hallways and secure private parking.

Inside the contemporary apartment it briefly comprises; apartment hallway (with built in storage cupboard) leading to uniquely spacious lounge and open plan kitchen/diner. Also off the hallway there is the master bedroom, second bedroom and separate well proportioned family bathroom with hand basin, WC and bath with shower over. All in all a great opportunity to live in a stylish apartment which is ready to move straight into. Please give us a call to book your viewing now.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

