



11 Victoria Gardens Kingsway South , Warrington, WA4 1TH

GROUND FLOOR PURPOSE BUILT APARTMENT, IN NEED OF COSMETIC UPDATING, NO ONWARD CHAIN, OPEN PLAN LIVING/KITCHEN, LOCAL AMENITIES ON YOUR DOOR STEP. ALLOCATED PARKING, INTERCOM ENTRY.

Located in Latchford Village, this One Bedroom Apartment is located on the ground floor. With local shops and schools within easy walking distance, this is ideally located.

In need of some tender loving care, it is laid out as follows, secure Communal Door to the ground floor and stairs, Entrance Hallway with two storage cupboards, Open Plan Lounge/Kitchen, Double Bedroom and Bathroom Room.

Outside is one allocated parking space.

Offers in the region of £80,000

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- GROUND FLOOR PURPOSE BUILT APARTMENT
- OPEN PLAN LIVING/KITCHEN
- WHITE THREE PIECE BATHROOM
- IN NEED OF COSMETIC UPDATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- NO ONWARD CHAIN
- DOUBLE BEDROOM
- INTERCOM ENTRY

COMMUNAL HALLWAY

ENTRANCE HALLWAY

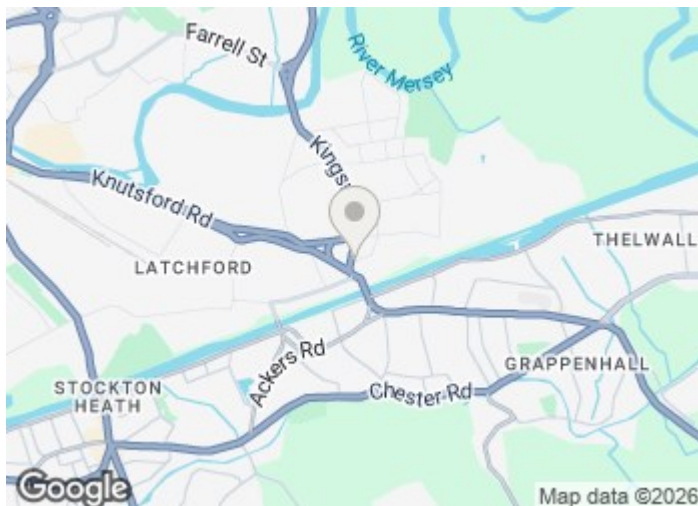
OPEN PLAN LIVING/KITCHEN

BEDROOM

BATHROOM

ALLOCATED PARKING BAY

OUTSIDE



[Directions](#)

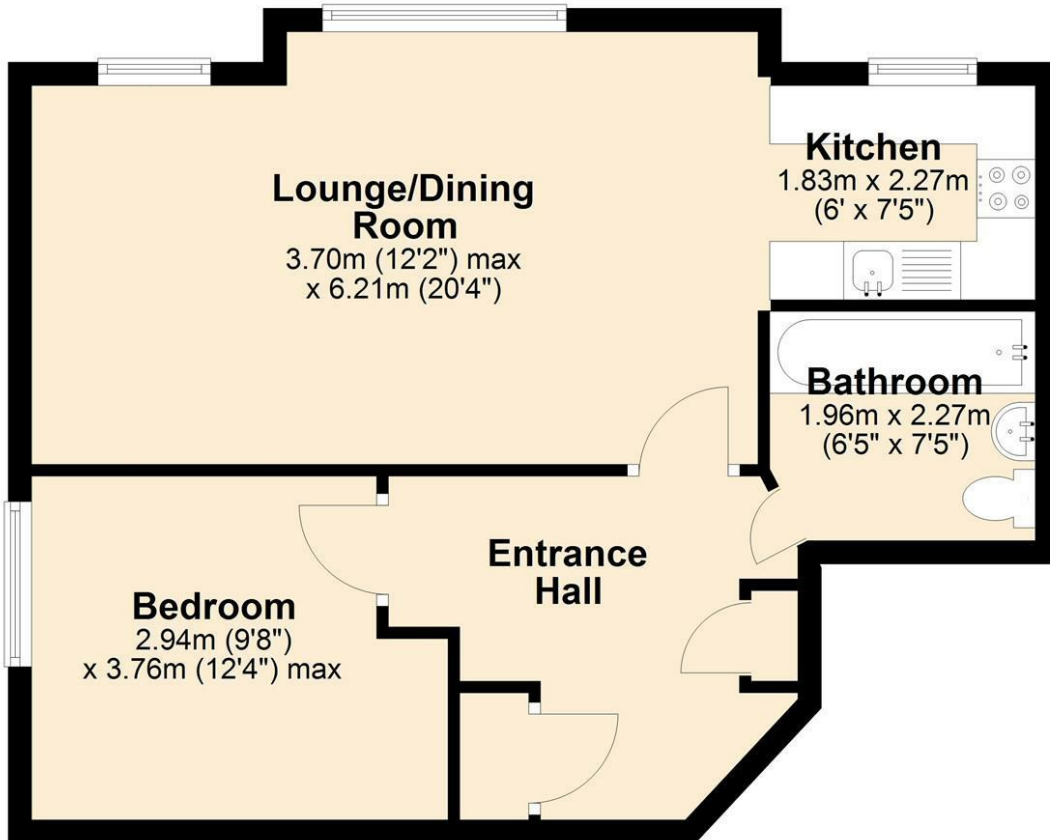




Floor Plan

Floor Plan

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	