

# Grappenhall

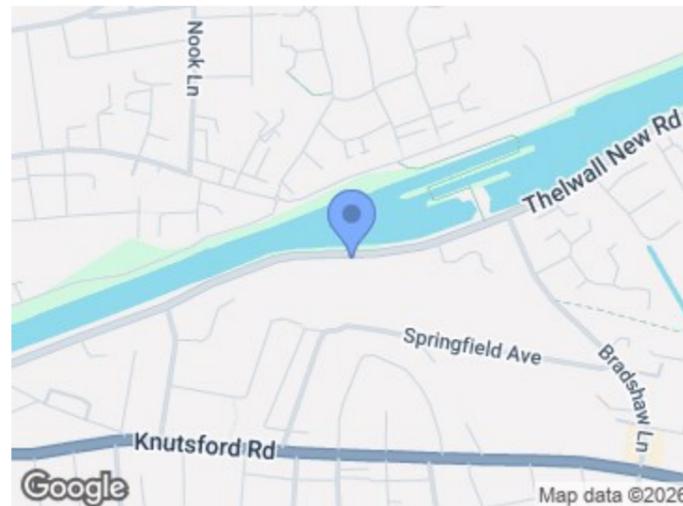


Total area: approx. 54.3 sq. metres (584.3 sq. feet)

## Location

Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		83		England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



LIFT ACCESS First Floor Apartment | OPEN ASPECT/VIEWS Across CANAL & LOCKS | OPEN PLAN LOUNGE/DINER & KITCHEN | FORMERLY TWO BEDROOMS. Offering a blend of modern living and convenience, this contemporary residence caters for first-time buyers, professionals, or anyone looking to downsize with facilities nearby.

# Grappenhall

## Thelwall New Road



'The Locks' is a purpose built development of twelve apartments and one coach house completed in late 2004. The complex carries a maritime theme given its design and proximity to 'Latchford Locks'. Convenience and affordability are both central to the characteristics of this first floor apartment, being located between the villages of Lymm and Stockton Heath combined with the convenience of the motorway network and Warrington.

The first floor lobby can be accessed by either a lift or staircase from the communal ground floor hall with the apartment itself comprising a hall with storage, lounge/diner boasting 'French' doors opening onto a 'Juliet' balcony with views over the canal and 'Locks', fitted kitchen complete with appliances, large bedroom (formerly split into two) and a bathroom. Externally, there is designated parking below the apartments on the ground floor.

### Accommodation

#### Ground Floor

##### Communal Entrance Hall

12'11" x 8'8" (3.95m x 2.65m)

Accessed through a communal front door into the main reception where there is a staircase to the upper floors, lift again to the upper floors, motion censored lighting, PVC double glazed window to the front and a lockable postbox.

##### First Floor Lobby

23'10" x 5'1" (7.27m x 1.57m)

Staircase to the ground and upper floors, lift to the ground floor and upper floors, PVC double glazed window to the front overlooking 'The Locks' and motion censored lighting.

#### Apartment

##### Entrance Hall

6'6" x 4'7" (2.00m x 1.41m)

The entrance opens into a pleasant hall with an intercom system providing remote access for the communal door, laminate flooring, inset lighting and a storage cupboard providing hanging and shelving space as well as the electrical consumer unit.



#### Bedroom

17'4" x 11'7" (5.30m x 3.55m)

Formerly two bedrooms now knocked into one resulting in a most generous space including a dressing area, two full-height PVC double glazed windows to the rear elevation, further PVC double glazed window to the rear elevation, inset lighting, television point, telephone point, central heating radiator and a dressing area.



#### Lounge & Dining Area

14'2" x 11'11" (4.34m x 3.64m)

PVC double glazed 'French' doors opening on to a 'Juliet' balcony overlooking 'The Locks', laminate flooring, inset lighting, television point and two central heating radiators.

#### Kitchen

11'11" x 7'4" (3.65m x 2.25m)

Fitted with a range of matching base, drawer and eye level units complimented with a stainless steel, single sink drainer unit set in a granite style heat resistant roll edge work surface with a tile splashback. Integrated appliances including a four ring gas hob with an oven/grill below and an illuminated chimney extractor above, dishwasher, washing machine, fridge/freezer and a 'Alpha E-Tec 28' boiler housed within a wall unit. Inset lighting, laminate flooring and a PVC double glazed window to the rear elevation.

#### Outside

Allocated parking for one vehicle and guest parking located on the ground floor decorated with raised planters.

#### Tenure

Leasehold with a Term of 120 Years and a ground rent of £135 per annum

#### Service Charge

£1,000 per annum which can be paid in monthly.

#### Council Tax

Band 'B' - £1,712.01 (2024/2025)

#### Local Authority

Warrington Borough Council

#### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### Postcode

WA4 2DS

#### Possession

Vacant possession upon completion.

#### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

