

## Beaumont Court, Elphins Drive Warrington

Second Floor Apartment • Two Double Bedrooms • Integrated Appliances • Allocated Parking • Investment Opportunity • Lift Access • Close to Amenities • Walking Distance to Stockton Heath • First Time Buyers



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

A fantastic two-bedroom apartment ideally located within walking distance of Stockton Heath. Positioned on the second floor and accessible via lift, the property opens into a private entrance hallway leading through to a bright and spacious open-plan lounge and kitchen area.

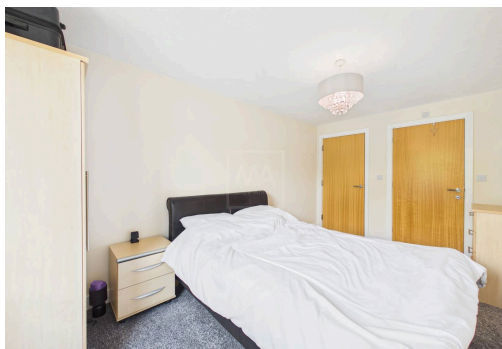
The lounge offers a cosy yet generous living space, flowing seamlessly into a contemporary kitchen complete with integrated appliances. Patio doors open onto a balcony, flooding the room with natural light and creating a wonderful sense of space and comfort.

The master bedroom is serene and inviting, benefitting from a stylish ensuite for added convenience. The property also offers a further well-proportioned double bedroom, along with a separate modern bathroom featuring a shower over the bath.



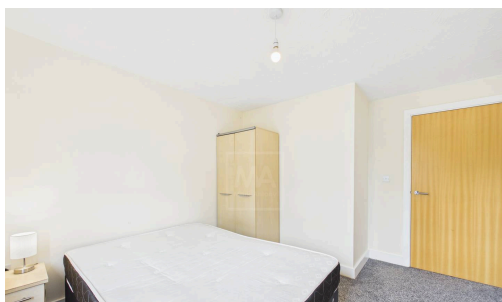
## EXTERIOR

The property includes allocated parking in the private carpark, and boasts a generous balcony, allowing an outside space to unwind.



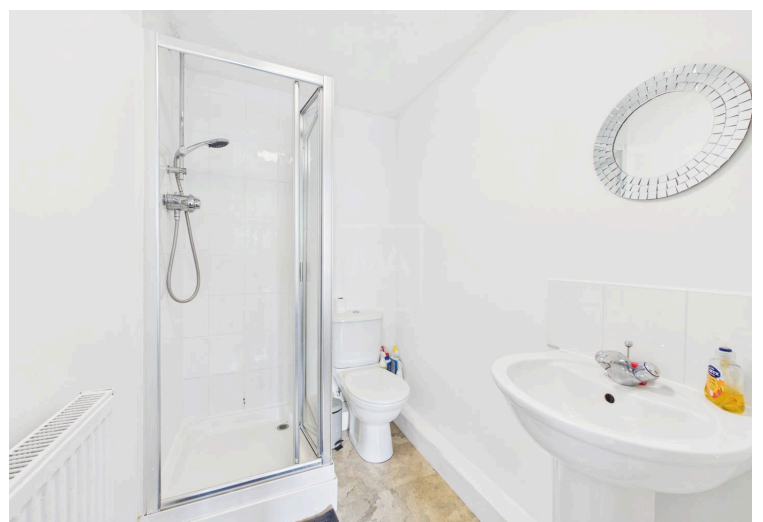
## LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.



## GENERAL INFORMATION

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





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Approximate total area<sup>(1)</sup>  
634 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### 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.



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