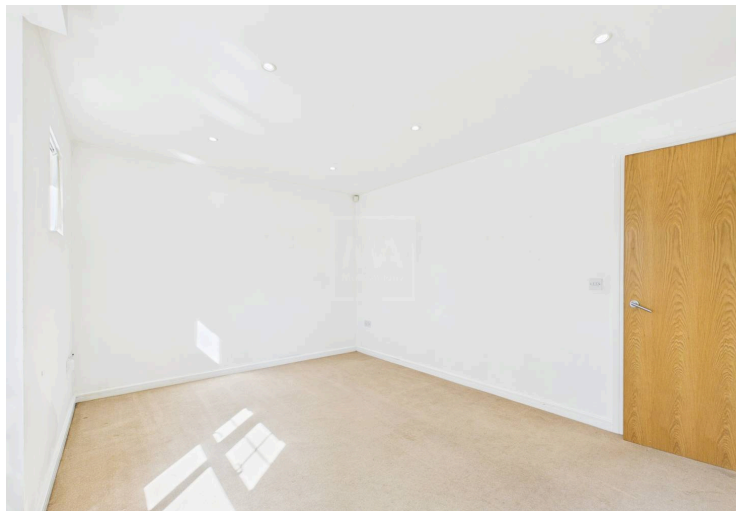


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Victoria Gardens, Kingsway South Warrington

Ground Floor Apartment • Walking Distance to Latchford Village • One Double Bedroom • Allocated Parking Space • Modern Kitchen • Neutral Decor Throughout • Investment Opportunity • No Chain • Storage Spaces Available • First Time Buyers



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This well presented ground floor apartment, offered with no onward chain, provides an excellent opportunity for buyers seeking a smooth and straightforward purchase. As you step inside, a generous entrance hallway welcomes you, complete with two convenient storage cupboards. The layout flows into a spacious double bedroom, an inviting retreat perfect for rest and relaxation. The bright and airy open plan living area benefits from two windows that allow plenty of natural light to fill the space. A modern fitted kitchen with integrated appliances complements the living area beautifully, creating an ideal setting for entertaining family and friends. Completing the accommodation is a stylish three piece bathroom suite featuring a bath with an overhead shower. This attractive apartment is ready to move into and is perfectly suited for first time buyers, downsizers or investors.

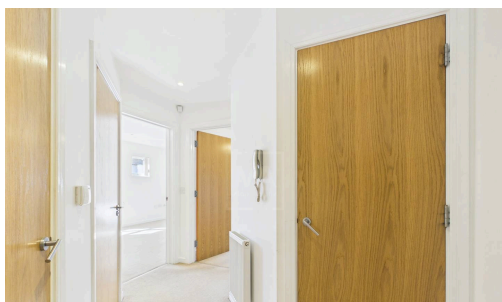
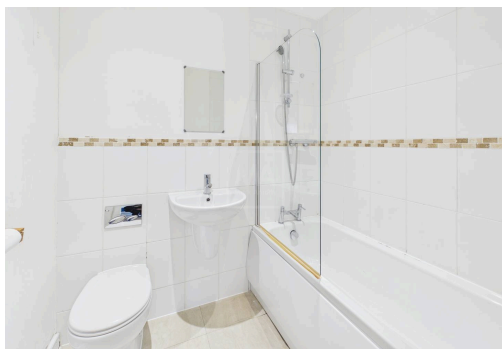


EXTERIOR

To the rear of the building, you will find one allocated parking space for the apartment.

LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

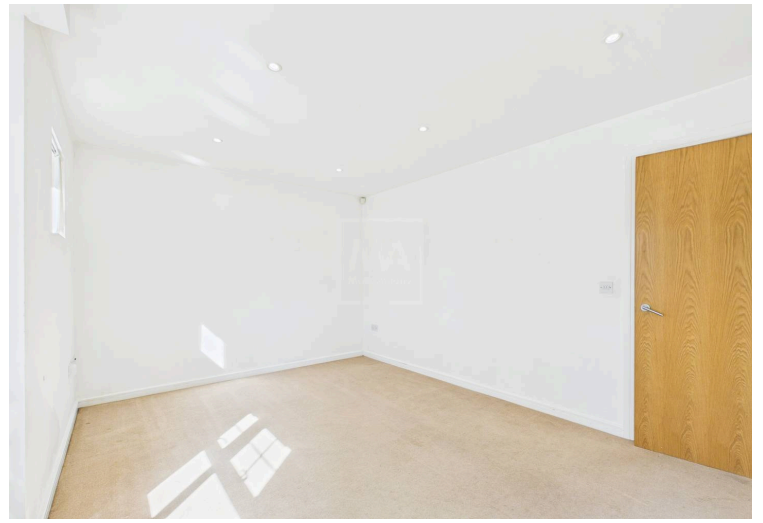


GENERAL INFORMATION

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

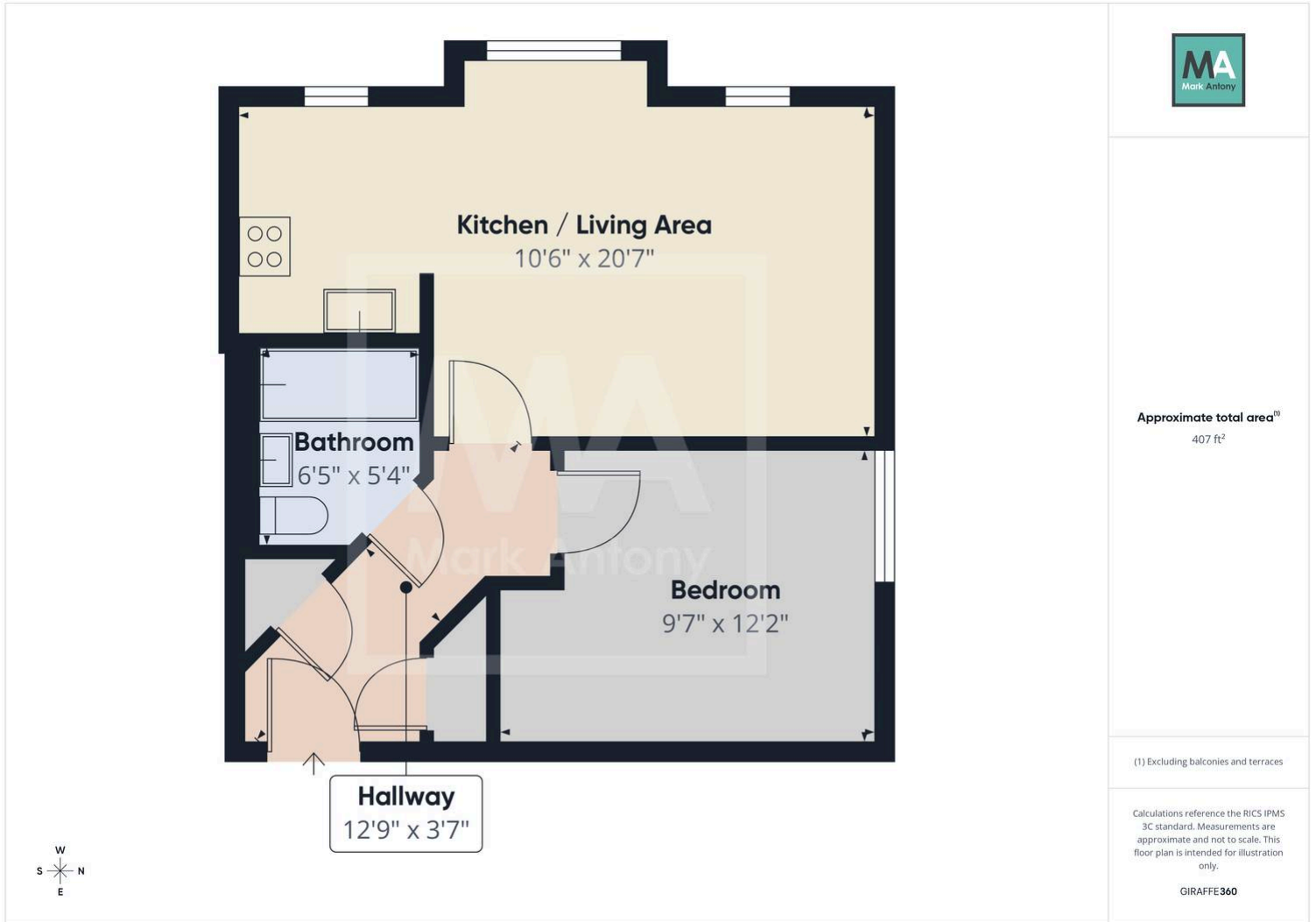




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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.



Warrington's Highest Rated Agent

