

## Creola Court, Louisiana Drive Warrington

Top Floor Apartment • Lift Access • Two Double Bedrooms • Modern Interior • No Onward Chain • Great Location • Designated Covered Parking Space • Open - Plan Living Area • Near Transport Links • Close to Local Amenities



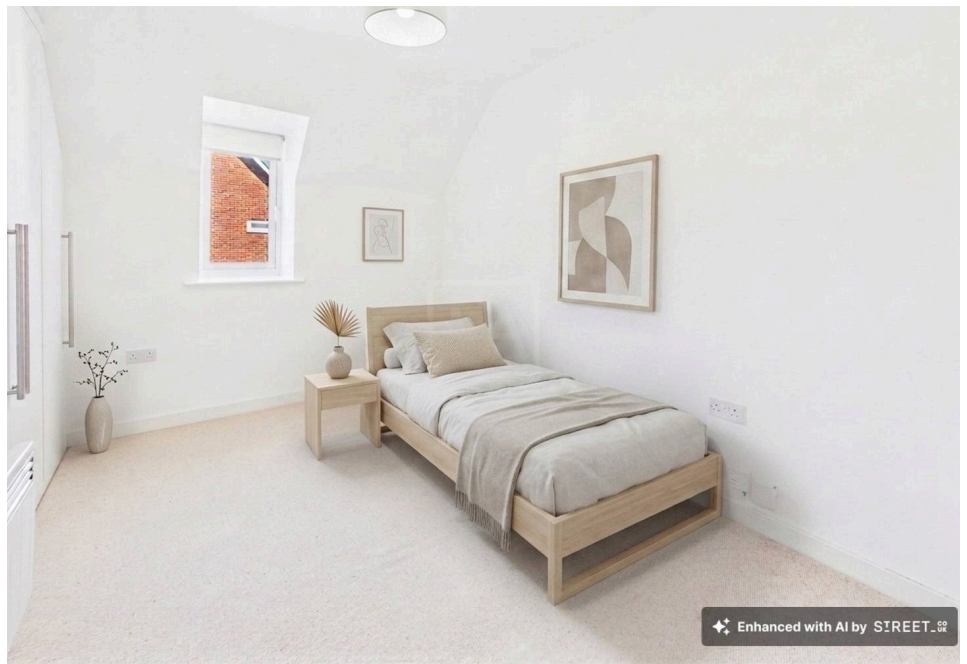
**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

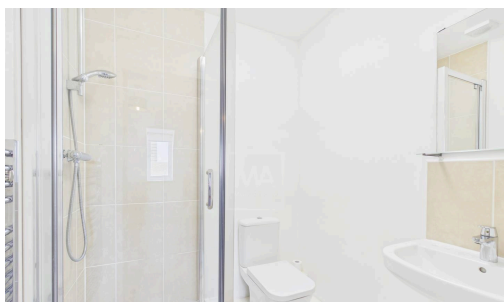
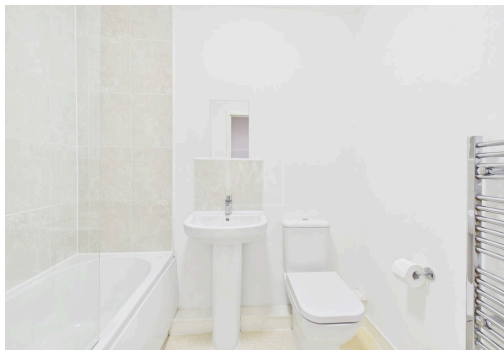
Welcome to this well-presented two-bedroom top-floor apartment, located within the highly sought-after Chapelford development. A spacious entrance hallway provides access to all rooms and enhances the apartment's light and open feel. The main bedroom benefits from fitted wardrobes and a modern ensuite featuring a walk-in shower. A second double bedroom, also complete with built-in wardrobes, offers flexibility for use as a guest room, home office, or dressing room. There is also a contemporary three-piece bathroom featuring a shower over the bath.

The heart of the home is the bright, open-plan living and kitchen area, ideal for both relaxing and entertaining, further enhanced by a Juliette balcony—perfect for enjoying the summer months. Offered with no onward chain and move-in ready, the apartment provides both comfort and convenience. The building offers lift and stair access, and the property additionally benefits from a loft space which may offer conversion potential, providing valuable extra storage and practicality.



## EXTERIOR

To the rear of this building, you will be provided with one allocated parking space allowing for safe parking for your vehicle with visitor parking also available for guests.

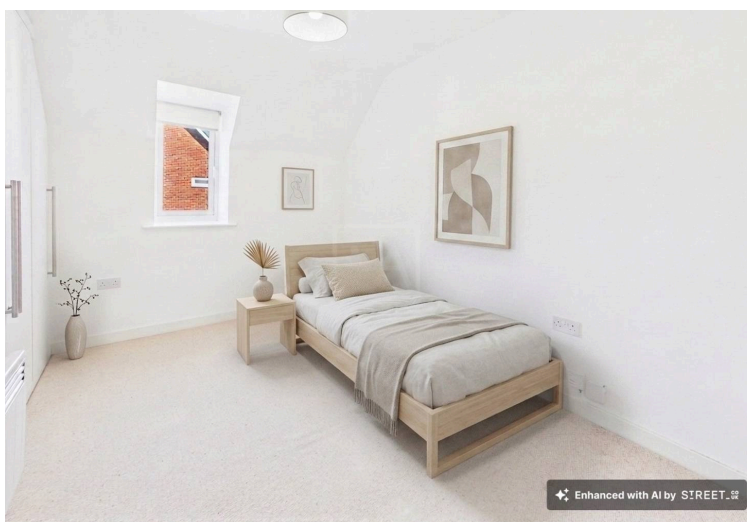
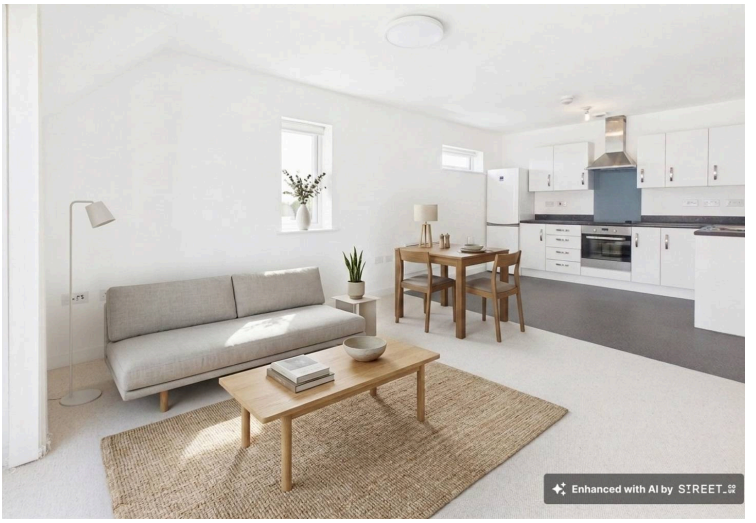
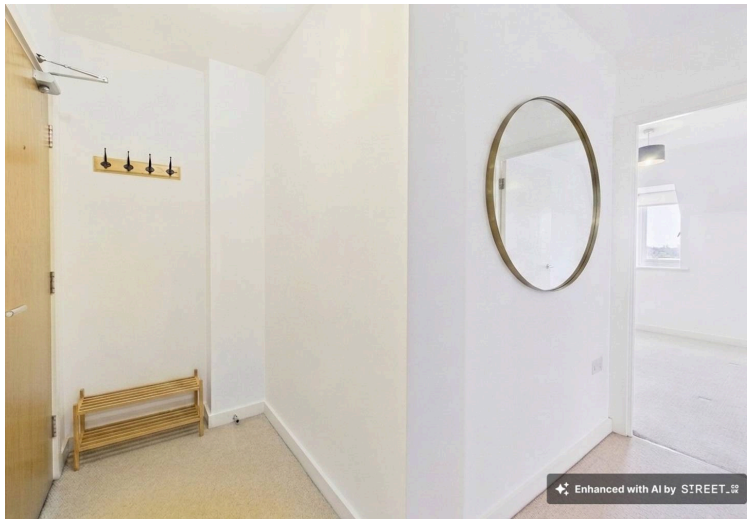


## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## GENERAL INFORMATION

- Council Tax band: B
- EPC Energy Efficiency Rating: C





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Approximate total area<sup>(1)</sup>  
626 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.



Warrington's Highest Rated Agent

