Appleton

COWDEL CLARKE

EXCEPTIONAL PENTHOUSE APARTMENT I OPEN PLAN ACCOMMODATION I PRESENTED TO A HIGH STANDARD THROUGHOUT I SOUGHT AFTER LOCATION. This well presented apartment offers excellent space and incorporates a communal entrance with video entry system. Entrance hall with study area, two bedrooms, en-suite and family bathroom, lounge / diner, kitchen with fitted appliances. Externally there is allocated parking and visitor parking.

£900 Per Month

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Appleton
Pewterspear Green

COWDEL CLARKE

Accomodation
Situated in the ever poplar residental location in Appleton, this stunning apartment offers superbly appointed accommodation including a welcoming entrance hallway with laminate flooring, lounge/dining area, beautifully fitted kitchen, complete with a range of matching, base, drawer and eye level units and integrated appliances, two good sized bedrooms, en-suite to main

Ground Floor

Entrance Hallway
13'7" x 4'8" (4.16m x 1.424m)
Welcoming entrance with fitted laminate flooring, video intercom system, gas central heating radiator and cover with a telephone point.

Lounge & Dining Area
20'1" x 15'5" (6.145m x 4.706m)
Generous and spacious room, two double glazed sash windows, two double gas central heating radiators with fitted covers, ceiling coving, laminate flooring, television point, and a telephone point.

Kitchen
12'8" x 5'9" (3.869m x 1.755m)
A range of matching base, drawer, and eye level units with concealed lighting, integrated appliances including a Bosch four-ring gas hob with oven and extraction hood over, tiled splashback, stainless steel sink with drainer set in heat resistant roll edge work surfaces, storage cupboard with a new combination boiler, laminate flooring, spotlights, double glazed sash window to the rear elevation.

Bedroom One
10'8" x 10'0" (3.272m x 3.069m)
Double glazed sash window to the rear elevation, built-in storage/wardrobes with hanging and shelving, television point, gas central heating radiator with cover, and direct access to the En-Suite.

En-Suite
6'2" x 4'9" (1.903m x 1.464m)
Half-tiled walls, corner MIRA SELECT shower with chrome glass sliding doors, ceramic pendulum basin with chrome hot and cold taps, ceramic base level toilet, shaving point.

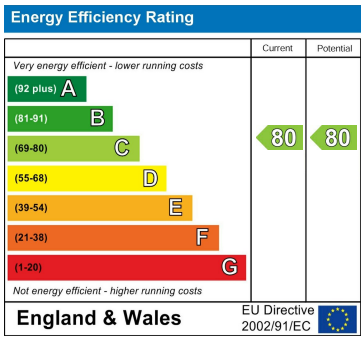
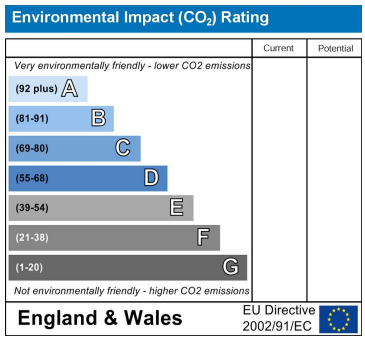
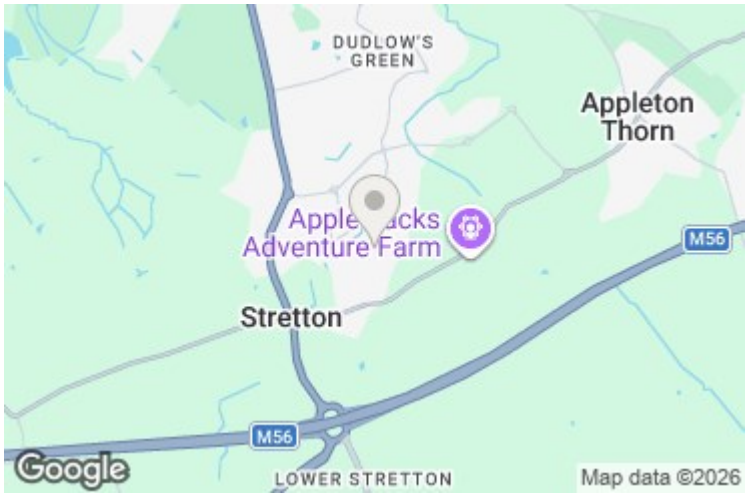
Bedroom Two
9'7" x 7'5" (2.933m x 2.269m)
Double glazed sash window to the front elevation, built-in double wardrobe with shelving and hanging space and gas central heating radiator with cover.

Bathroom
8'7" x 5'8" (2.631m x 1.728m)
Three piece suite including a panelled bath with chrome taps and traditional attachment, pedestal wash basin, low-level WC, part tiled walls, gas central heating radiator.

Outside
Allocated parking to the rear and visitor spaces available.

Council Tax
Band 'C' - £ 1926.50 (2024/2025)

Local Authority
Warrington Borough Council

Postcode
WA4 5FR

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath.