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## **66 Oulton Court, Warrington, WA4 2NT**

### **Offers In The Region Of £69,950**

FIRST FLOOR RETIREMENT APARTMENT, ONE BEDROOM, HIGHLY REGARDED RESIDENTIAL AREA, OVER 55s, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, CLOSE TO LOCAL AMENITIES, RESIDENT LOUNGES AND LAUNDRY, FITTED CALL CORDS, ATTRACTIVE COMMUNAL GARDENS, ON SITE SECURE PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this first floor retirement apartment which is situated in a sought after location and is offered with no onward chain. The accommodation briefly comprises: Entrance hallway with intercom entry system, storage cupboard, good sized lounge/dining room with Upvc double glazed window overlooking the communal gardens, fitted kitchen with a range of units, spacious double bedroom with fitted wardrobes and shower room/w.c. The complex offers a secure environment with staff on site, attractive communal gardens and secure car parking. Viewing highly recommended.

## ENTRANCE HALLWAY

With a large storage area, intercom entry system.

## LOUNGE/DINING ROOM



With a Upvc double glazed window overlooking the communal gardens, coved ceiling, opening to the kitchen.

## KITCHEN



Fitted with a range of high gloss white wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, part tiled walls, ceramic tiled floor.

## BEDROOM



With a Upvc double glazed window overlooking the communal gardens, fitted wardrobes and drawer units.

## SHOWER ROOM/W.C

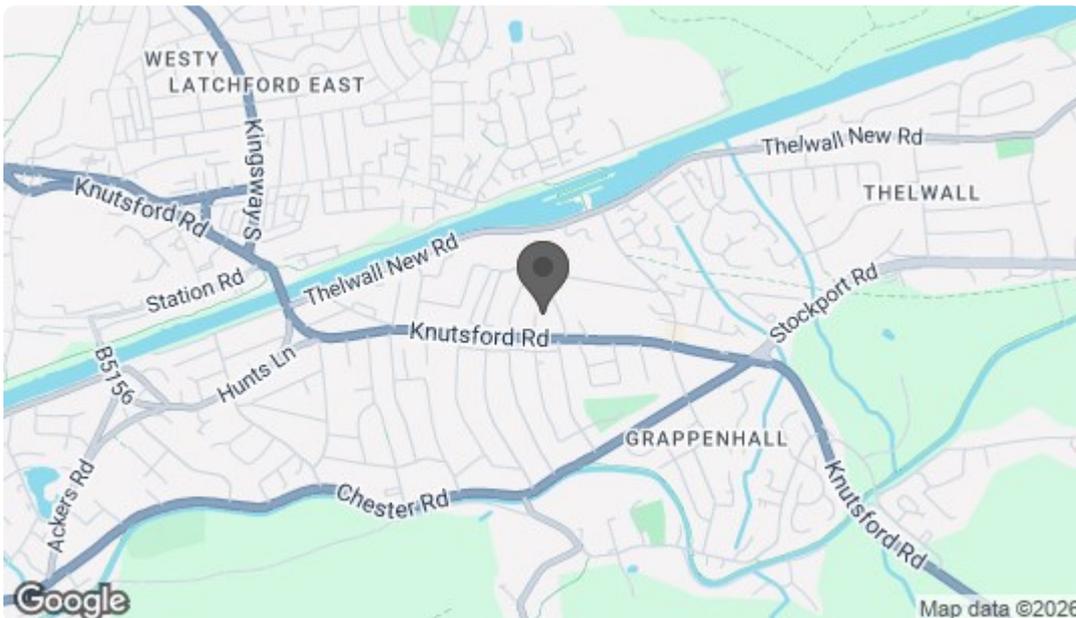


Fitted with a low level w.c, wash hand basin and walk in shower enclosure, built in storage units, part tiled walls, heated chrome towel radiator.

## OUTSIDE



Externally the property has attractive communal gardens and secure parking.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC