



Flat 11, Chatburn Court Warrington Road, Culcheth

Miller Metcalfe
Every step of the way

Flat 11

Chatburn Court Warrington Road, Warrington

Ideally located just short walk to the local village of Culcheth with all its amenities and transport links we are delighted to have this well presented **first floor retirement apartment**, exclusively for the over 55s, situated within a highly sought-after development.

The accommodation briefly comprises an entrance, a spacious and bright lounge, and a fitted kitchen featuring a range of wall and base units, an electric hob and oven with space for both washing machine and fridge freezer.

The property offers a generously sized principal bedroom, together with a contemporary shower room comprising a walk-in shower, vanity wash hand basin, and low-level WC.

A versatile second bedroom provides flexibility for use as a guest bedroom, dining room, or hobby room.

Residents also benefit from excellent communal facilities, including a welcoming residents' lounge, a laundry room, and a guest suite available to book for visiting family and friends.

Externally, the development enjoys attractive communal gardens and residents' parking.

This is an extremely popular retirement development, and early viewing is highly recommended to avoid disappointment

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

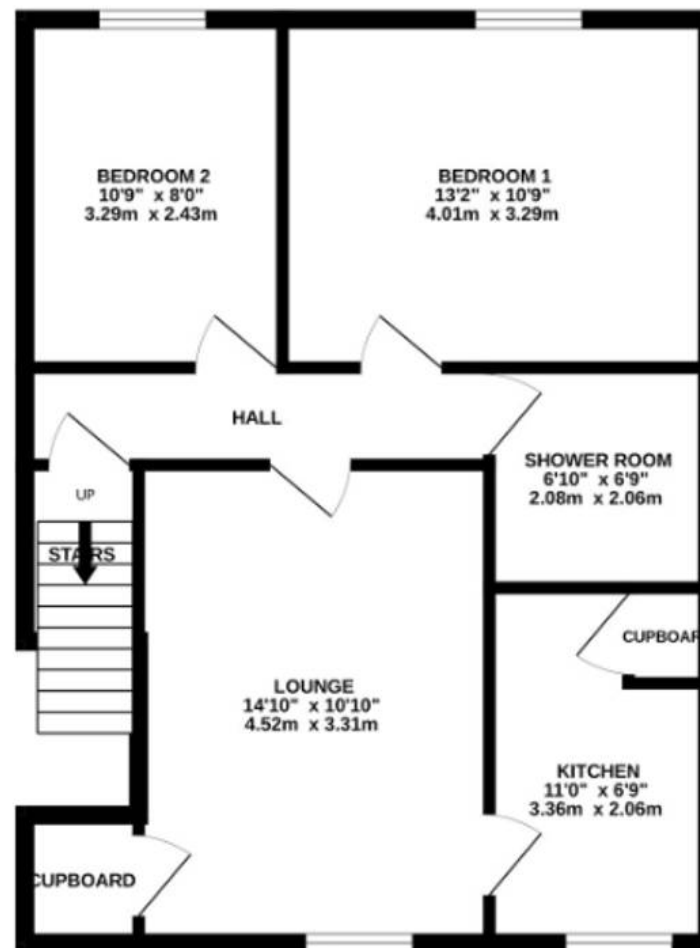








FIRST FLOOR FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Herington 1/2020



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