



## Knightsbridge Court, Palmyra Square North Warrington

One bedroom • Apartment • Fourth Floor • Allocated parking Space • Garage • Gated carpark • Open plan Lounge/kitchen • No chain • Perfect for First time buyers • Perfect for Investors



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

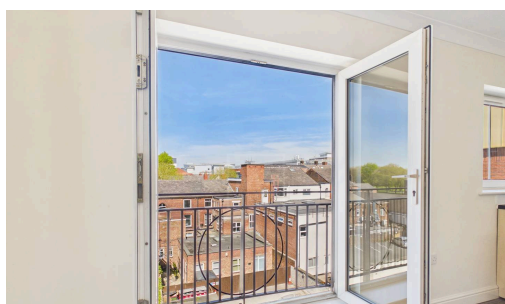
Presenting an excellent opportunity for first-time buyers and investors alike, this well-presented one-bedroom apartment is located on the fourth floor in Knightsbridge Court. The property offers a thoughtfully designed open-plan lounge and kitchen area, creating a bright, spacious and versatile living space ideal for both everyday living and entertaining. The kitchen is fitted with contemporary units and integrated appliances.

The generously proportioned double bedroom comfortably accommodates a range of furnishings with a spacious walk in wardrobe available, while the modern bathroom is finished to a good standard with quality fittings throughout.



## GARDEN

This property offers an allocated parking space in a gated carpark, it also has a garage for additional storage.



This property is in an extremely popular location within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities through the UK.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

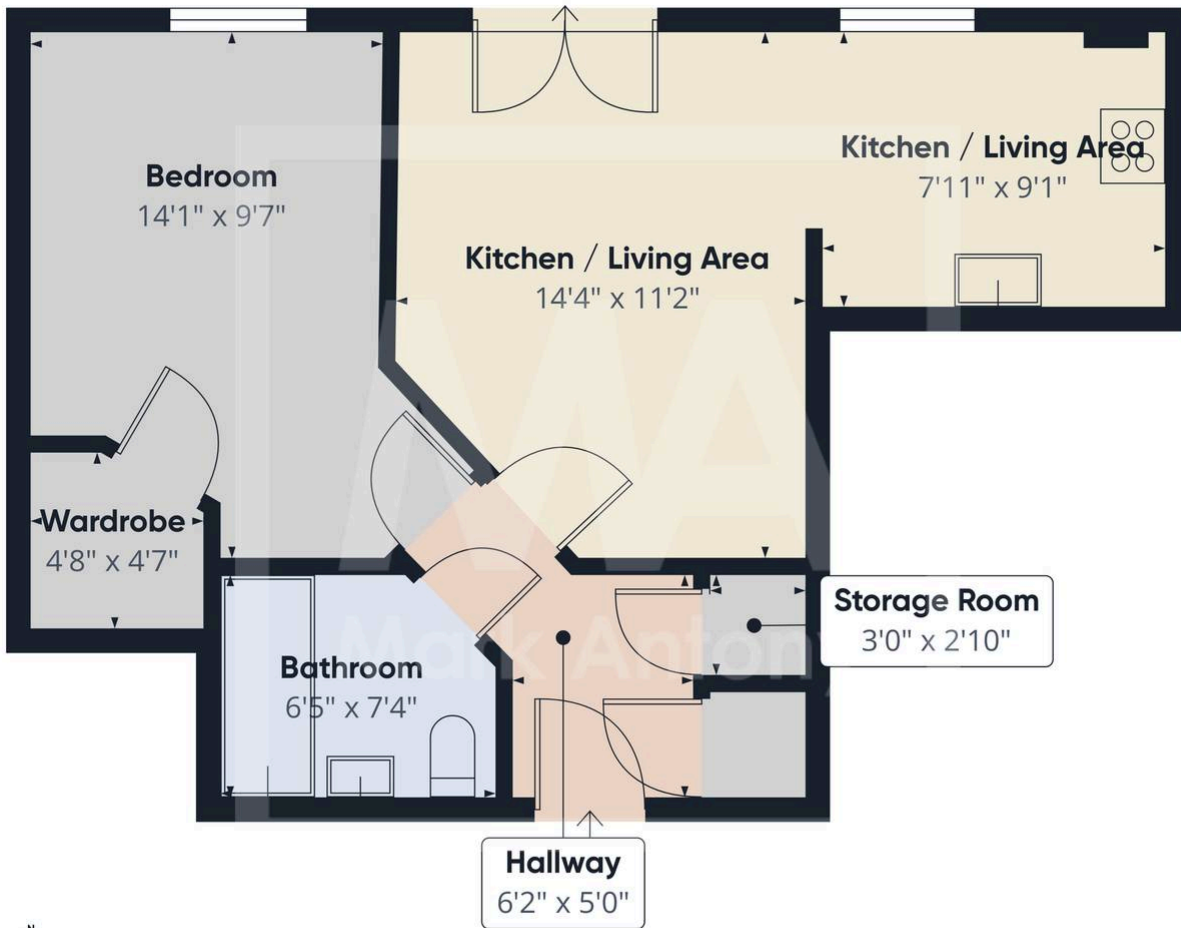




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Approximate total area<sup>(1)</sup>  
477 ft<sup>2</sup>

(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.



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