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## **16 Victoria Gardens Kingsway South, Warrington, WA4 1TH**

**Asking Price £105,000**

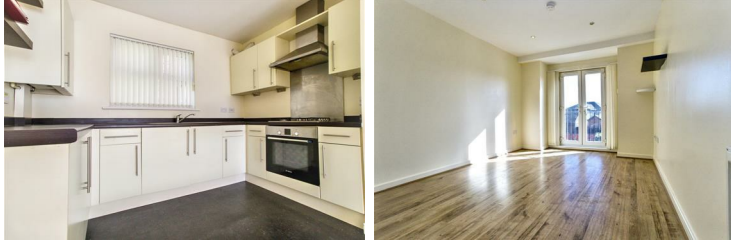
FIRST FLOOR APARTMENT, TWO BEDROOMS, IMPRESSIVE OPEN PLAN LIVING/KITCHEN AREA WITH INTEGRATED APPLIANCES, NO ONWARD CHAIN, CONVENIENTLY LOCATED FOR VILLAGE CENTRE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, ON SITE PARKING, SECURE INTERCOM ENTRY SYSTEM, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this first floor apartment which is offered with No Onward Chain and is conveniently located for the village centre. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway with intercom entry system, open plan living/kitchen area with integrated appliances, two bedrooms and a bathroom/w.c. Externally the property has allocated parking. Viewing highly recommended.

### ENTRANCE HALLWAY

With intercom entry system, storage cupboard.

### OPEN PLAN LIVING AND KITCHEN AREA



Good sized open plan living/kitchen area with a range of fitted units and integrated appliances to the kitchen area, lounge area with Upvc double glazed French doors opening to a "Juliette" balcony, wood laminate flooring, inset ceiling spot lighting.

### MASTER BEDROOM



With a Upvc double glazed window to the rear elevation.

### BEDROOM TWO



With a Upvc double glazed window to the rear elevation, laminate flooring.

### BATHROOM/W.C



Fitted with a low level w.c, panelled bath with shower over and a wall mounted wash hand basin, part tiled walls, extractor unit.

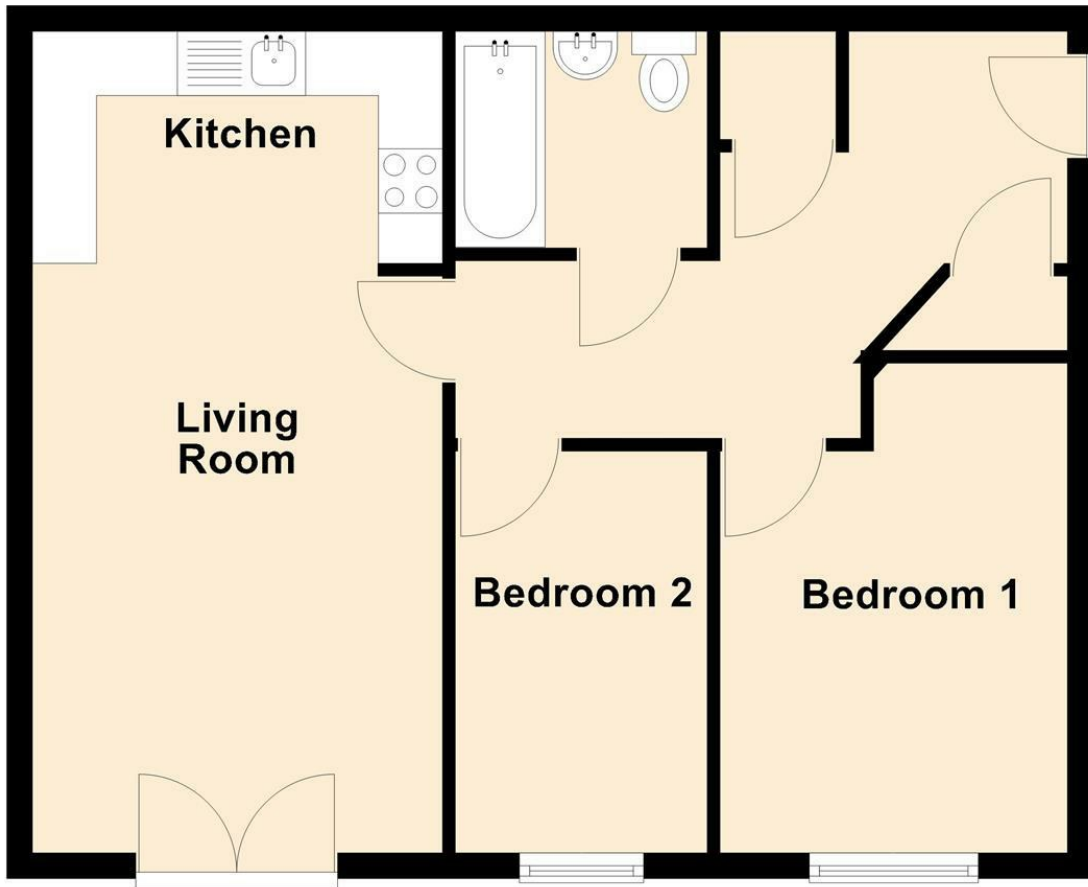
### OUTSIDE



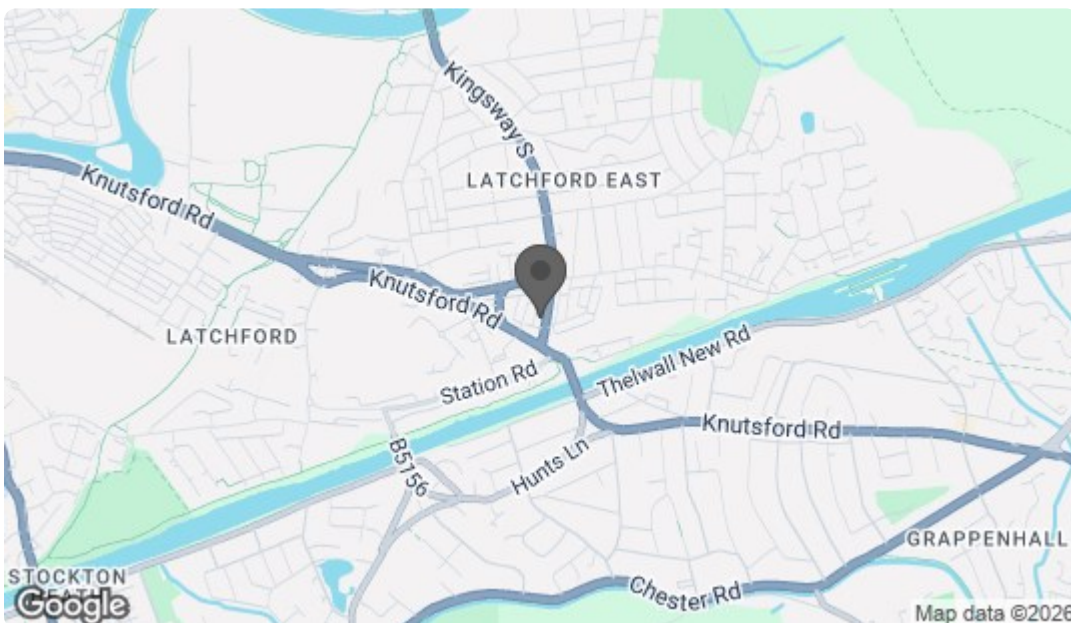
Externally the property has allocated parking.

# Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.2 sq. feet)



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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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