



**GASCOIGNE
HALMAN**

APARTMENT 17, BEAUMONT COURT, ELPHINS DRIVE

THE AREAS LEADING ESTATE AGENT

A well-presented one-bedroom first-floor apartment, ideally located within a popular development just a short distance from Stockton Heath village and its excellent range of local amenities.

The accommodation briefly comprises a communal entrance with lift access to all floors, leading to a private entrance hall with a useful storage cupboard. The open-plan lounge and dining kitchen provides a bright and modern living space, featuring a stylish range of contemporary cabinetry along with integrated appliances including a fridge, oven, electric hob, and extractor.

The double bedroom offers ample space for wardrobes and also benefits from access to an airing cupboard. The bathroom is fitted with a modern three-piece suite, complete with a shower over the bath.

Externally, the property enjoys well-maintained communal gardens and the added benefit of allocated parking within the residents' car park.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

Sat Nav: WA4 6FZ

TENURE

Leasehold - 999 years from 1 June 2006 SC - £1914.08 PA GR - £150.00 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band A

EPC RATING

Current - B

STOCKTON HEATH OFFICE

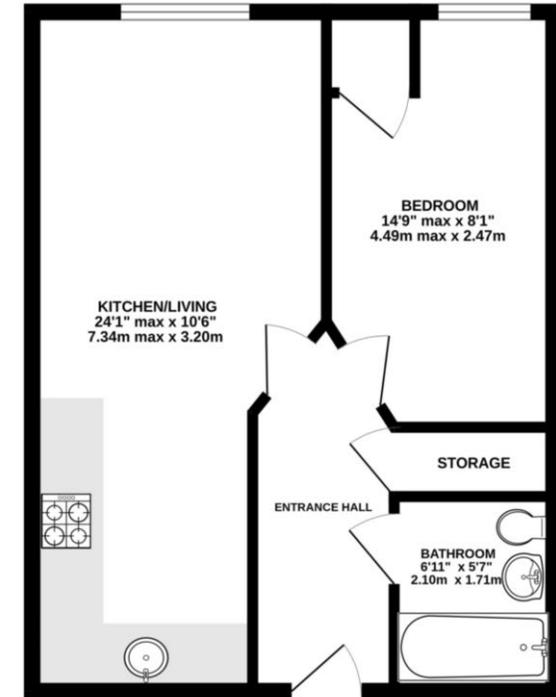
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29 Walton Road, Stockton Heath, WA4 6NJ

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FIRST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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