



Beaumont Court, Elphins Drive Leasehold

Lift Access • Modernised Throughout • Private Balcony • Allocated Parking • First Time Buyers • Investment Opportunity • First Floor Apartment • Close To Amenities • Two Bedrooms • High Specification



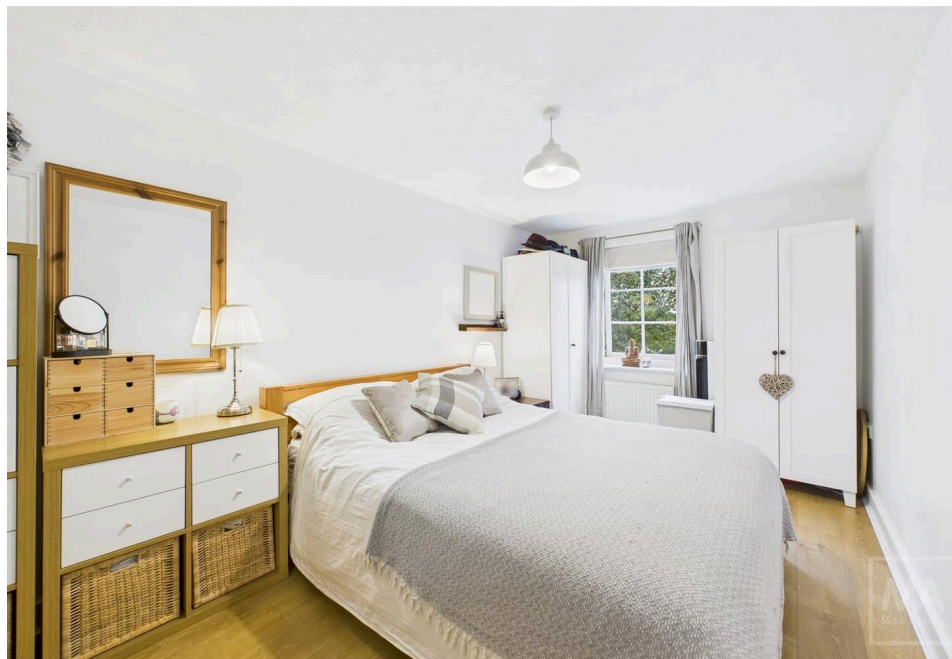
Mark Antony
SALES & LETTING AGENTS



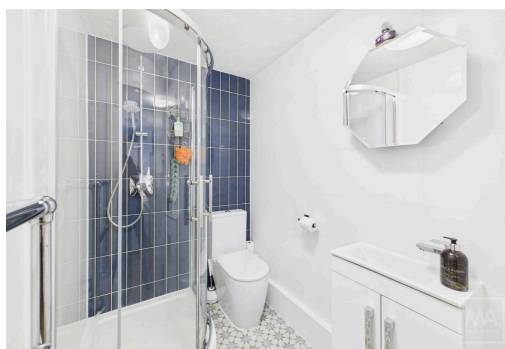
INTERIOR

Step into an inviting hallway that opens into a fabulous open-plan lounge and kitchen area. The lounge offers a modern yet cosy feel, flowing seamlessly into a high-specification kitchen complete with integrated appliances and a stylish dining space – ideal for entertaining guests. From here, you're welcomed onto a beautiful private balcony, perfect for unwinding after a long day.

The master bedroom is warm and welcoming, with the added luxury of an ensuite. The second bedroom also offers generous proportions, making it ideal for guests, a home office, or additional living space. Completing the layout is a well-sized main bathroom, finished to a contemporary standard. This apartment combines comfort, practicality, and style, making it a perfect choice for those seeking a relaxed environment.



The property also benefits from an allocated parking space allowing parked to be stress free. The apartment is located within walking distance to Stockton Heath village, making this the perfect location.

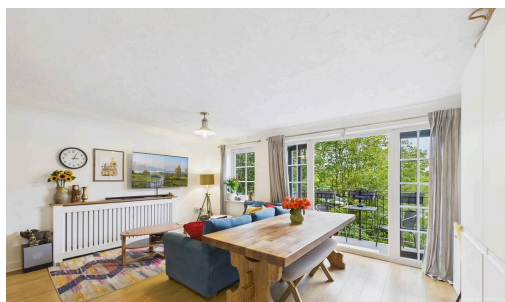


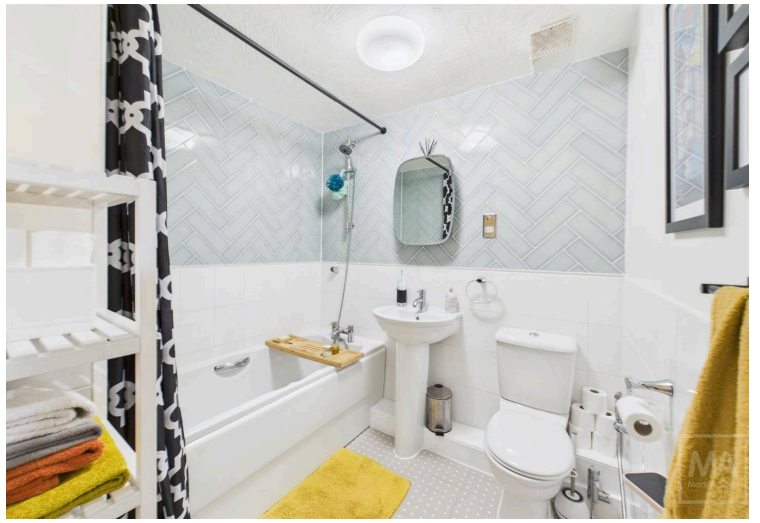
LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



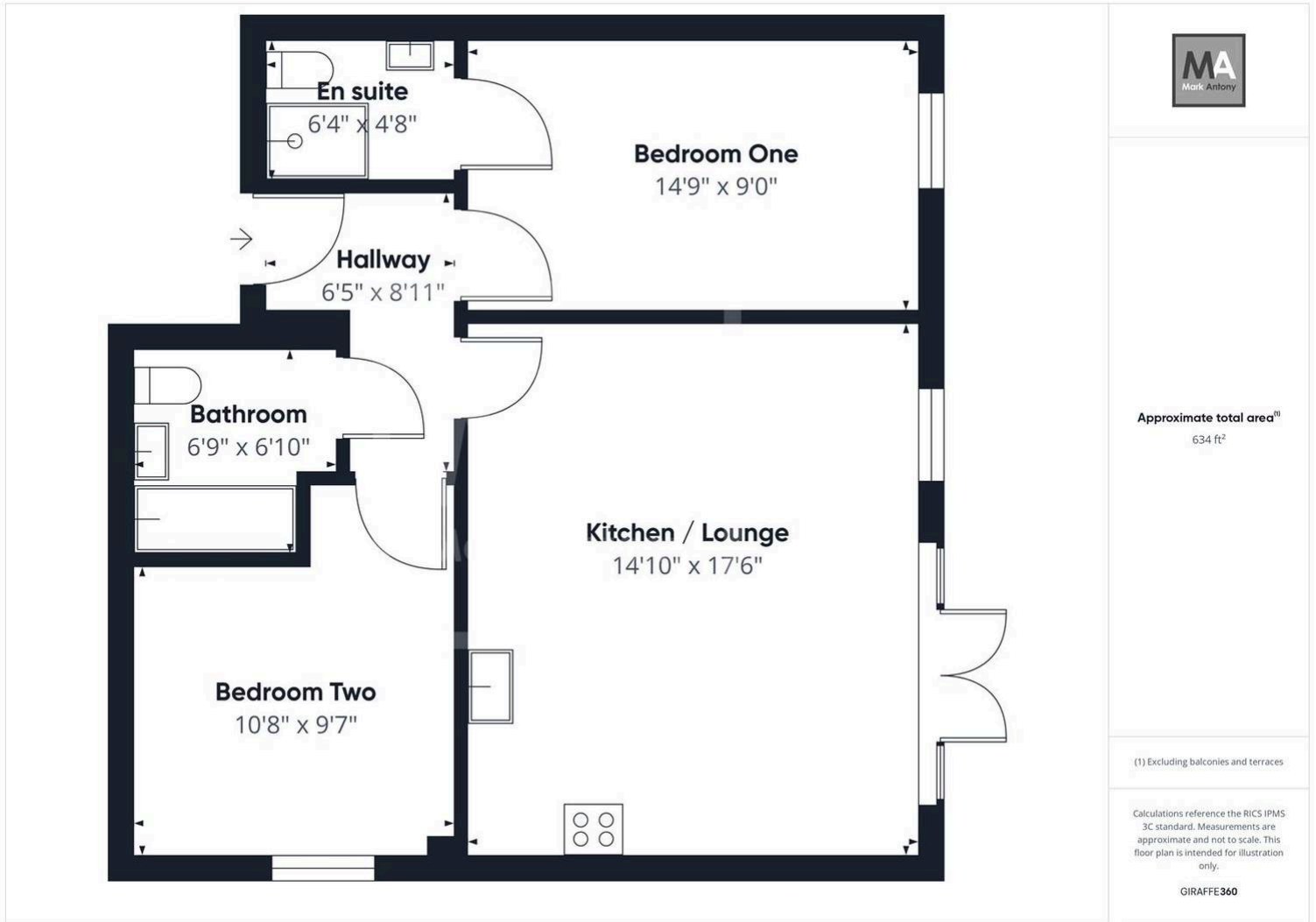




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VIEWING ARRANGEMENTS

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.



Warrington's Highest Rated Agent

