



Brockton Court Field Lane, Appleton Warrington

Two Bedroom Apartment • No Onward Chain • Spacious Lounge • Light and Airy • Move in Ready • Integrated Appliances • Communal Garden Space • Spacious Throughout • Sought After Location • Close to the Village



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Stepping into this ground-floor apartment, you are greeted by a bright and welcoming hallway that immediately sets a warm and inviting tone. The light-filled interior flows effortlessly into a spacious lounge, perfectly suited for both relaxing and entertaining. Designed to maximise natural light, the apartment maintains a fresh and uplifting atmosphere throughout.

The modern kitchen comes complete with integrated appliances, providing a practical and stylish space for everyday living. A separate dining room offers versatility and could easily be utilised as a third bedroom if desired.

Both bedrooms are generously sized and feature mirrored built-in wardrobes for added convenience. The primary bedroom benefits from its own En-suite, complemented by a sleek and contemporary main bathroom.



GARDEN

The property benefits from well-maintained communal gardens, providing an attractive outdoor space for residents to enjoy. In addition, there is parking available along with a garage, offering convenient and secure off-street parking.



LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

GENERAL INFORMATION

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

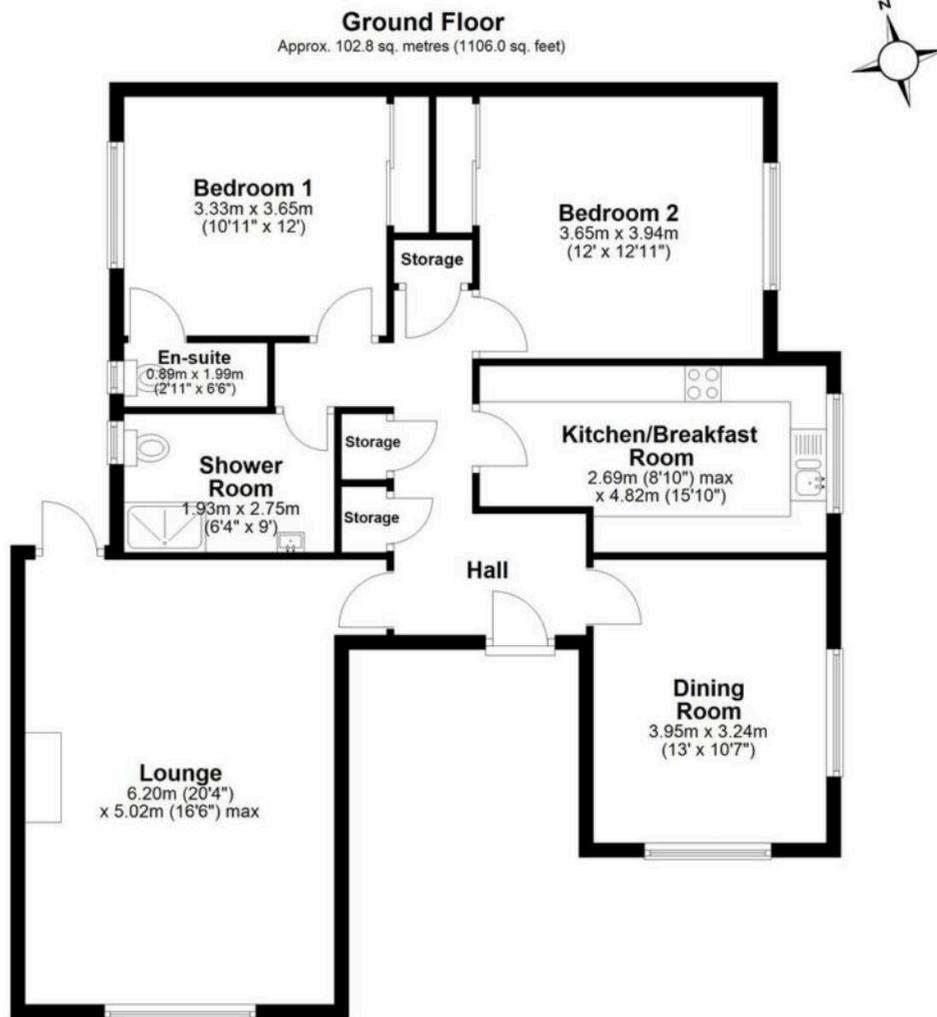




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Total area: approx. 102.8 sq. metres (1106.0 sq. feet)

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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