



## 11 Victoria Gardens Kingsway South , Warrington, WA4 1TH

GROUND FLOOR PURPOSE BUILT APARTMENT, IN NEED OF COSMETIC UPDATING, NO ONWARD CHAIN, OPEN PLAN LIVING/KITCHEN, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE PIECE WHITE BATHROOM, ALLOCATED PARKING, INTERCOM ENTRY.

Offers in the region of £80,000

# 11 Victoria Gardens Kingsway South , Warrington, WA4 1TH



- GROUND FLOOR PURPOSE BUILT APARTMENT
- OPEN PLAN LIVING/KITCHEN
- WHITE THREE PIECE BATHROOM
- IN NEED OF COSMETIC UPDATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- NO ONWARD CHAIN
- DOUBLE BEDROOM
- INTERCOM ENTRY

COMMUNAL HALLWAY

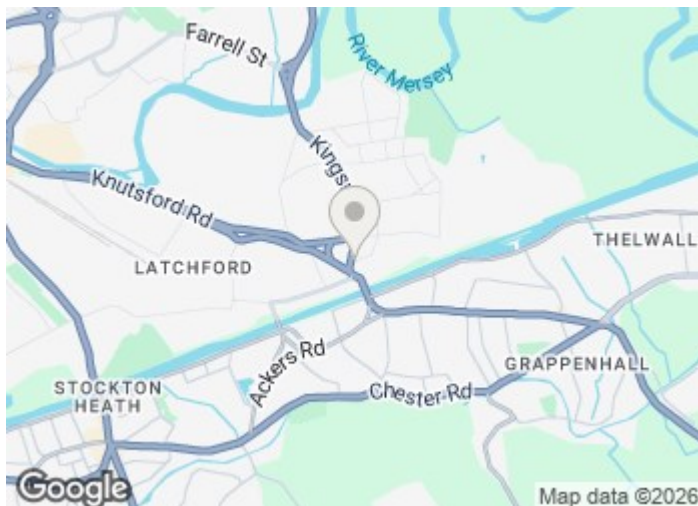
ENTRANCE HALLWAY

OPEN PLAN LIVING/KITCHEN

BEDROOM

BATHROOM

OUTSIDE



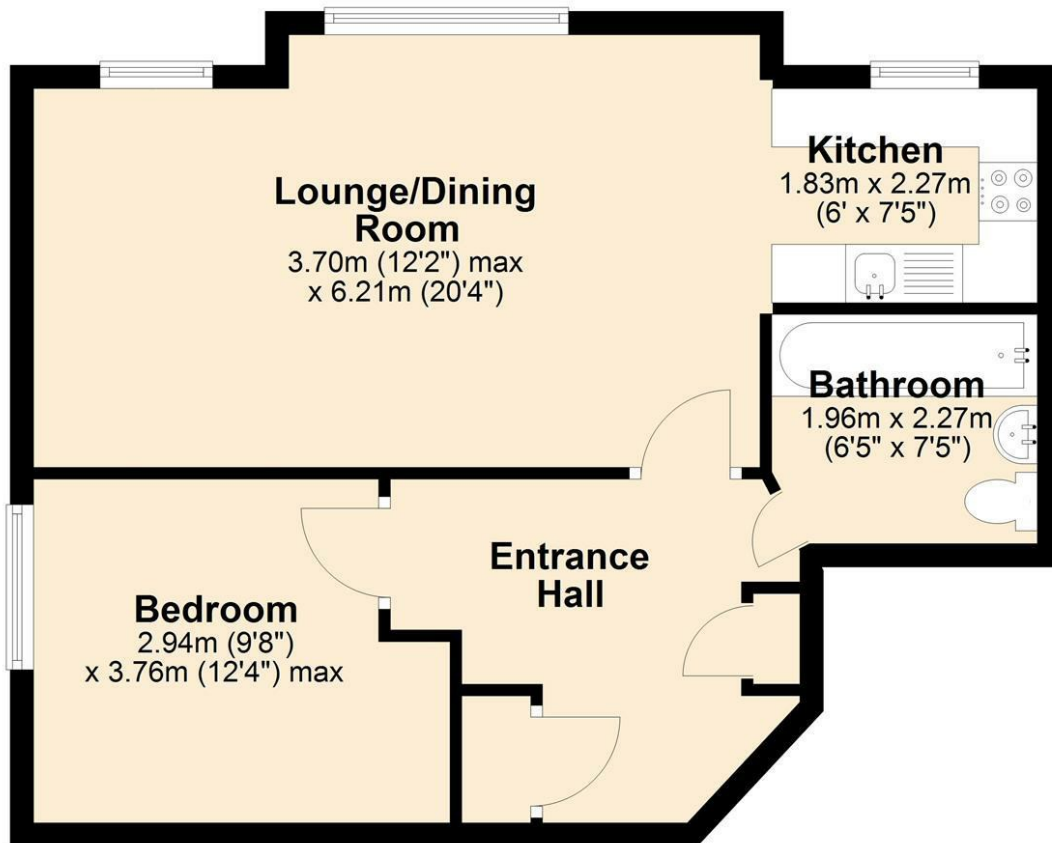
[Directions](#)



# Floor Plan

## Floor Plan

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43 Thelwall Lane, Warrington, Cheshire, WA4 1LJ  
 Tel: 01925 949027 Email: info@letnsell.co.uk www.letnsell.co.uk

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	