36 Hamnett Court, Warrington, WA3 7AG

Asking Price £95,000

Bridgewater
Estates & Lettings

Hamnett Court

Warrington WA3

Welcome to this charming apartment located in the desirable chalet style apartments of Hamnett Court. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a modern living space in a vibrant area.

Entry into the property is through a private entrance door that ensures your privacy and security. The second floor balcony provides a lovely spot to enjoy a morning coffee or unwind after a long day, adding a touch of outdoor space to your home.

One of the standout features of this apartment is its prime location. It is just a short walk away from the Birchwood Shopping Centre, where you will find a variety of shops, cafes, and amenities. Additionally, the nearby railway station offers excellent transport links, making it easy to commute to surrounding areas.

This apartment is perfect for individuals or couples looking for a stylish and convenient living space in Warrington. With its appealing features and excellent location, it presents a wonderful opportunity to enjoy a comfortable lifestyle in a thriving community. Don't miss the chance to make this lovely apartment your new home.

General Description

This charming 2 bedroom apartment is positioned towards the end of this stylish development. Located on the second floor this property has its own entrance balcony that leads to an individual entrance door. The heating system within the apartment is all electric with a separate hot water storage tank. The entrance hallway leads to all rooms where there is a useful storage cupboard housing the hot water tank.

There are two spacious bedrooms and a combined kitchen and lounge to the rear of the property.

The apartment has been well looked after by the current owners and is well presented with new carpets and has been fully re decorated. Externally the communal grounds are attractive and well looked after and there are seating areas to enjoy the peaceful environment.

Entrance Hallway

Kitchen and Lounge

Bedroom 1

Bathroom

Bedroom 2

External balcony

External grounds

Disclaimer

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. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

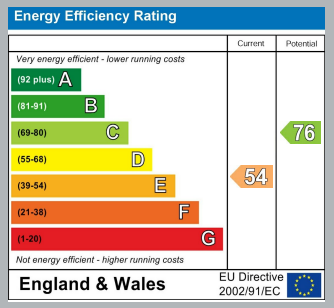
Viewing Information

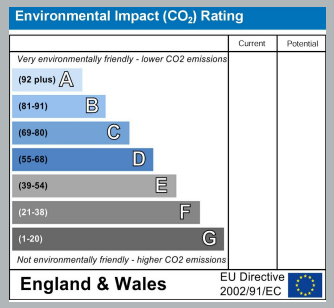
Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.

Hamnett Court

Warrington WA3

- 2nd floor apartment
- Gated parking area.
- Recently decorated and new carpets
- EPC Level E
- Council tax band A
- Parking space for 1 vehicle
- Leasehold 999 years from new
- Secure gated entry to car park





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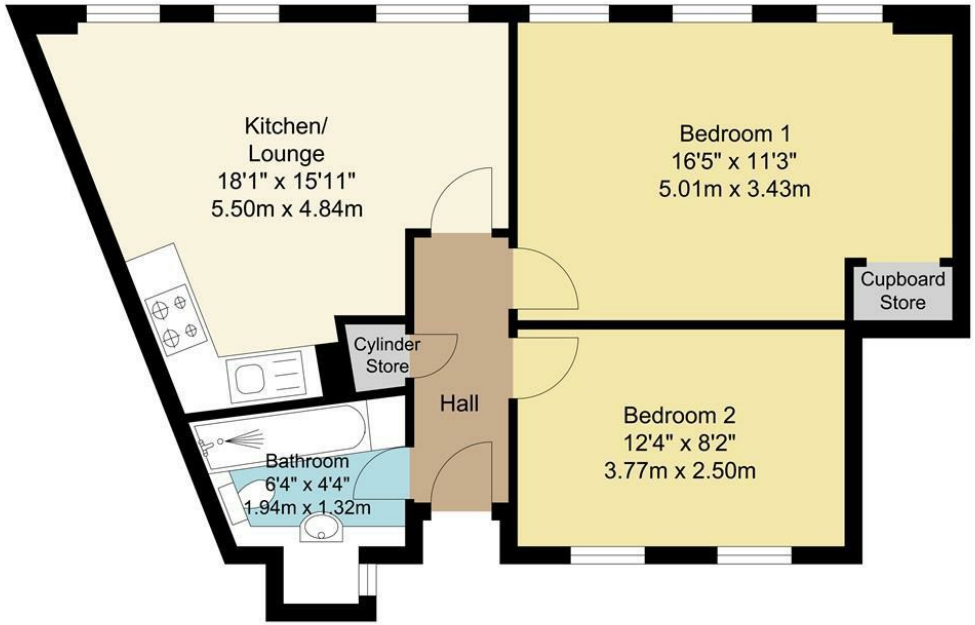

TOTAL APPROX FLOOR AREA 576.19 SQ.FT. (53.53 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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