



# Kerridge Drive Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- Top Floor Apartment
- Sought After Location
- Stunning Views
- Close to Town Centre
- Cosy Home
- Two Bedrooms
- Allocated Parking
- Bright and Airy
- Open Plan Living
- First Time Buyers

## DESCRIPTION

With no chain we present this modern and stylish top floor apartment located in the heart of Warrington. This attractive home boasts natural light through the French doors and gorgeous views of the River Mersey. With being within walking distance to Town Centre and local amenities, this property is not to be missed.

Access into this apartment is by Intercom and through to a welcoming hallway. From the hallway you are presented with two sizable bedrooms, a bathroom and the open plan living/kitchen area. Both the living area and bedroom one consists of French double doors which allows the natural light to flow through this wonderful home.

## EXTERNAL

This superb apartment boasts an ideal town centre location. There is one allocated parking space for the apartment. There is also parking nearby for visitors.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Reception Room/Kitchen 5.75m x 3.50m
- Bedroom One 4.50m x 2.90m
- Bedroom Two 2.60m x 2.10m
- Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 50Mb (Via BT)



## LOCATION

This property is an area of Warrington located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsbury's. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

## DISTANCES

- Victoria Park 5 minute walk
- Warrington Town Centre 20 minute walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 20 miles via M62
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Tax Band:** B  
**Ground Rent:** £150pa  
**Service Charges:** £795pa  
**Tenure:** Leasehold  
**Lease Remaining:** 114 Years  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

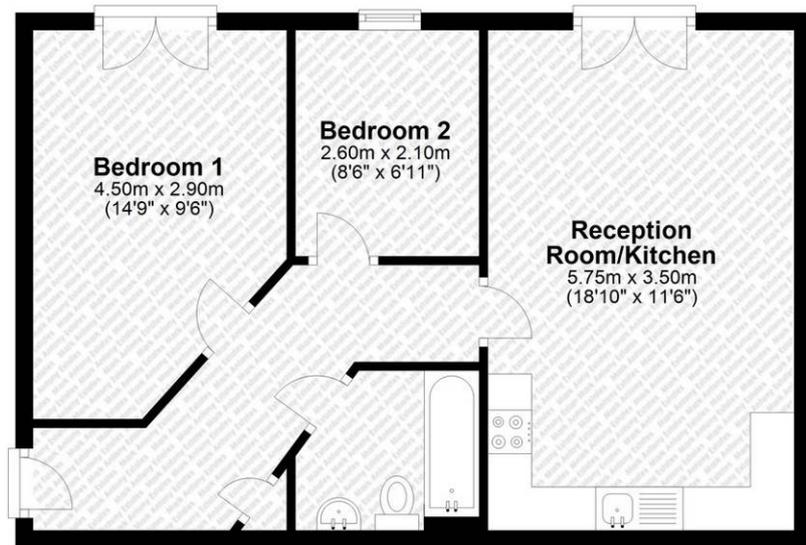
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





## Third Floor

Approx. 50.0 sq. metres (538.5 sq. feet)

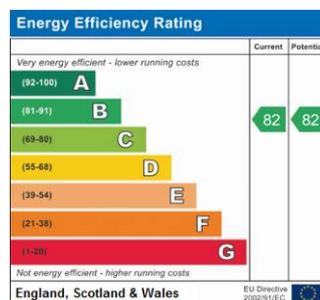


Total area: approx. 50.0 sq. metres (538.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



mark antony

SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: **01925 267070**