



# Dingleway, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

## HIGHLIGHTS

- ❑ No Chain
- ❑ Beautiful Gardens
- ❑ Ground Floor
- ❑ Intercom System
- ❑ Purpose Built Complex
- ❑ Close to Local Amenities
- ❑ Ample Living Space
- ❑ Communal Areas
- ❑ Plenty of Storage
- ❑ Sought After Location



## DESCRIPTION

No onward chain and exclusively for the over 55's. This ground floor apartment is set in a purpose built complex with a secure environment and intercom entry system. Facilities on site include lift, communal lounge, beautiful communal gardens, guest suite, resident and visitor parking, laundry room and House Manager.

Access to this fabulous ground floor apartment is via a secure intercom entry system. The apartment boasts a spacious living area with views of the communal gardens to enjoy at your leisure. Also presenting one bedroom with built in wardrobes, shower room and kitchen.

## GARDENS

The property is set within a beautiful communal garden, maintained to a high standard and available for all residents to enjoy.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge/Dining Room 5.04m x 3.19m
- Kitchen 1.78m x 2.76m
- Shower Room 2.04m x 1.69m
- Bedroom One 3.97m x 2.82m

## SERVICES

- Electric Heating
- Mains Connected: Electric and Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)



## 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.

## DISTANCES

- Stockton Heath 0.2 miles walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 21 miles via M62
- Chester City Centre 22 miles via M56
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

- Local Authority:** Warrington Borough Council  
**Council Tax Band:** B  
**Ground Rent:** £455.88 per annum  
**Service Charges:** £2325.40 per annum  
**Tenure:** Leasehold  
**Lease Remaining:** 92 Years  
(to be confirmed by Solicitors.)

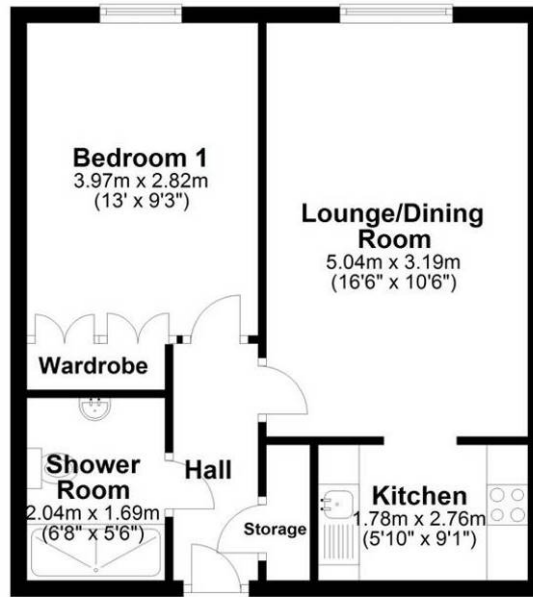
### Contents, Fixtures and Fittings

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



## Ground Floor Apartment

Approx. 42.5 sq. metres (457.2 sq. feet)



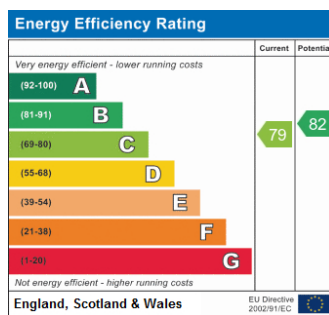
Total area: approx. 42.5 sq. metres (457.2 sq. feet)



### 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



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