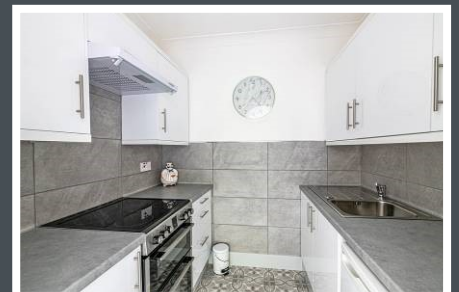




Dingleway, Appleton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Two Bedrooms
- ❑ Ample Storage
- ❑ Fully Renovated
- ❑ New Kitchen
- ❑ New Shower Room
- ❑ Communal Gardens
- ❑ Social Events
- ❑ Secure Environment
- ❑ Close to Local Amenities

DESCRIPTION

A purpose built complex in a secure environment exclusively for the over 55's with many social events and facilities on site. An amazing first floor modern apartment has been fully renovated throughout. Boasting two bedrooms, a large reception room with views of the gorgeous gardens, a new kitchen and shower room.

Access to this property is via a secure communal entrance door which has an intercom entry system. The apartment is situated on the first floor and overlooks the rear gardens. Offering two bedrooms, a light and airy lounge and a newly fitted kitchen / shower room. Bedroom one offers fitted wardrobes and there is ample storage throughout. Facilities on site include lift, communal lounge, beautiful communal gardens, guest suite, resident and visitor parking, laundry room and House Manager.

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

FIRST FLOOR ACCOMODATION

- Entrance Hall 2.78m x 2.69m
- Lounge/Dining Room 4.18m x 3.20m
- Kitchen 1.76m x 2.13m
- Shower Room 1.63m x 2.24m
- Bedroom One 4.28m x 2.74m
- Bedroom Two 3.16m x 2.19m

SERVICES

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

Contents, Fixtures and Fittings

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

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)



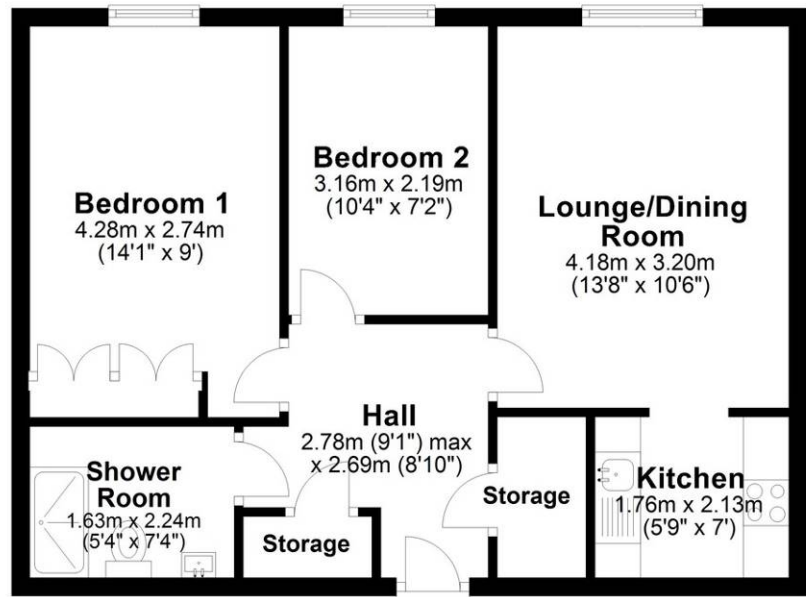
GENERAL INFORMATION

Local Authority:	Warrington Borough Council
Council Tax Band:	B
Ground Rent:	£456pa
Service Charges:	£2,955pa
Tenure:	Leasehold
Lease Remaining:	92 Years (to be confirmed by Solicitors.)
Parking	Spaces available to rent



First Floor Apartment

Approx. 50.2 sq. metres (540.6 sq. feet)



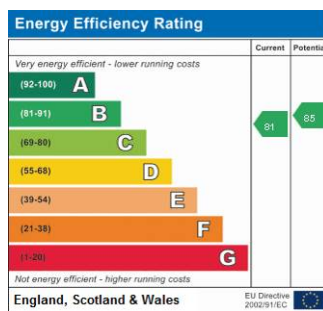
Total area: approx. 50.2 sq. metres (540.6 sq. feet)



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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