



Gladstone Mews Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- No Chain
- Open Plan Living
- Two Bedrooms
- Modern Apartment
- En-Suite
- Desirable Location
- First Floor Apartment
- Allocated Parking
- Close To Town Centre
- Great Transport Links

DESCRIPTION

An immaculate, modern apartment located in a desirable location close to Warrington Town Centre. This fantastic two bedroom property enjoys a lovely open plan living area as well as a generous kitchen. The bedrooms are spacious, one of which has the added benefit of an en-suite.

Access into this first floor apartment is via the welcoming hallway. The large lounge/dining room is located at the back of the property which provides access into the sizable kitchen, perfect for entertaining. Bedroom one and two are spacious and are set off the hallway, bedroom one enjoys the benefit of an en-suite. There is also a family bathroom and ample storage throughout the property.

EXTERNAL

This superb apartment boasts an ideal town centre location. There is gated parking for residents, with one allocated parking space for the apartment. There is also parking near by for visitors.



SUMMARY OF ACCOMMODATION

FIRST FLOOR APARTMENT

- Entrance Hall
- Lounge/Dining Room 3.34m x 5.03m
- Kitchen 3.55m x 1.91m
- Bathroom 2.50m x 1.91m
- Bedroom One 3.03m x 3.77m
- En-Suite 1.69m x 1.83m
- Bedroom Two 2.14m x 3.77m

SERVICES

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

- Warrington Town Centre 5 minute walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 19 miles via M62
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)

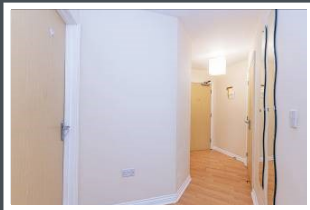
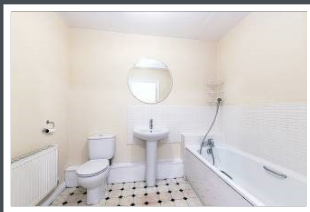
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Ground Rent: £250pa
Service Charges: £1,221pa
Lease Remaining: 851 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

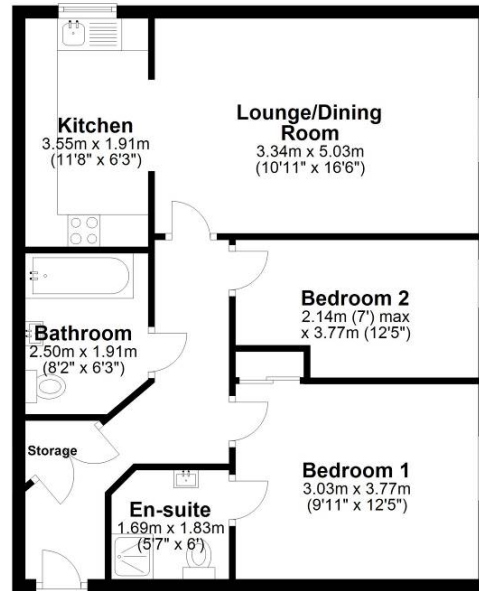
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





Top Floor Apartment

Approx. 61.3 sq. metres (660.0 sq. feet)



Total area: approx. 61.3 sq. metres (660.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 & LETTINGS AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**