



£123,750

Apartment 107, Harpers Green, Warrington, Lancashire

WARRINGTON HOUSING ASSOCIATION, 100-102, WARRINGTON ROAD, WARRINGTON, LANCASHIRE, WA9 9NR
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Key Features & Description

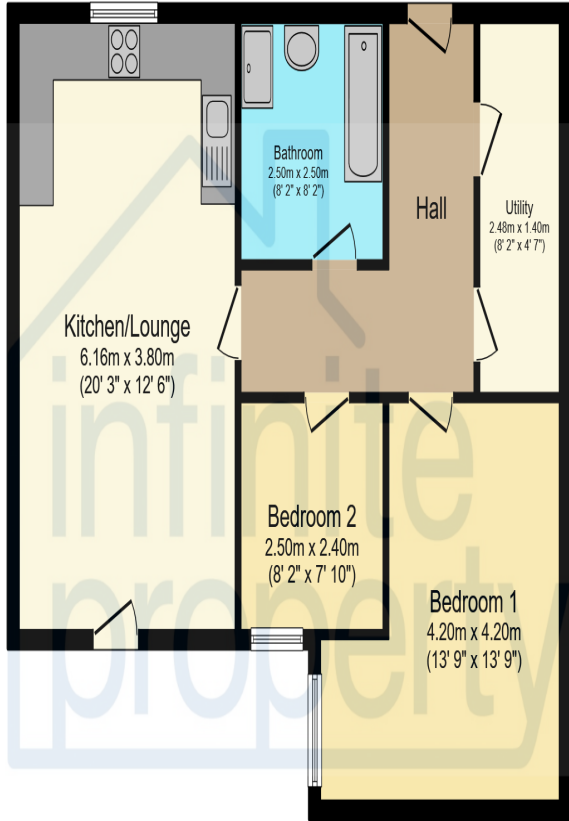
- > Over 55's development
- > Bistro, Hairdresser, Laundry on site
- > Manned reception and 24/7 emergency assistance
- > Ground Floor
- > Patio Area
- > Utility Room
- > 2 bedroom
- > Wet Room

This ground floor 2 bedroom apartment has become available to purchase on a 75% shared ownership basis on this sought after development. Offering numerous services and communal facilities for the over 55's, the apartment offers a utility room, wetroom style bathroom, and outdoor patio area. Neutrally decorated with laminate flooring throughout and gas central heating, There are tv aerials throughout the apartment, with fibre broadband connections. The kitchen contains an integrated fridge freezer, hob and oven with additional space for a dishwasher. Communal facilities include: Residents Lounge, Manned Reception 5 days a week, Call buttons for 24/7 emergency assistance, Bistro, Hairdresser, Laundry, Residents parking with EV chargers (chargeable). Being sold on a leasehold basis with no chain. There is a monthly rent paid to Torus of £111.33 per month for the 25% shared ownership, and service charge for the building is £465.18 per month, which includes buildings insurance and water and sewerage. Please note: Qualifying criteria must be met in order to purchase on this development - refer to agent for details





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Floor Plan
Floor area 68.4 sq.m. (736 sq.ft.)

TOTAL: 68.4 sq.m. (736 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(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 	



01925 658858



194 Padgate Lane, Warrington, Cheshire, WA1 3DF

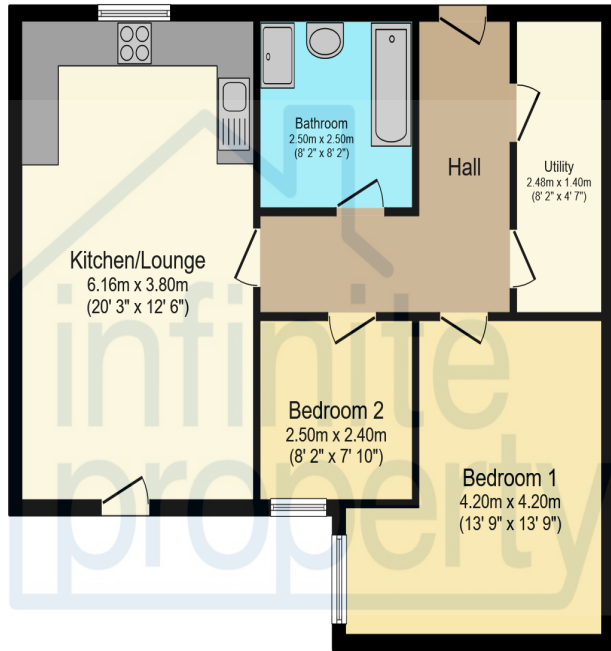


sales@infinitepropertyltd.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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