



Regency Square Warrington

No Onward Chain • Two Bedrooms • Close To Local Amenities • Desirable Location • Well Maintained • First Time Buyers • Investment Opportunity • Open Plan Living • Parking Available • Charming Outdoor Area



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming apartment, a welcoming hallway guides you toward the generously sized rooms beyond. The open-plan living area creates a seamless flow throughout the home, enhanced by large windows that bathe the space in natural light.

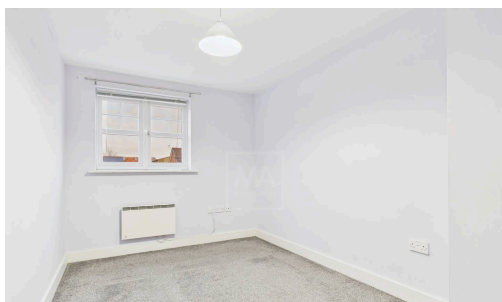
The kitchen provides the perfect setting for preparing home-cooked meals after a long day, while the lounge offers a cosy retreat ideal for unwinding and relaxing.

Both well-proportioned bedrooms offer peaceful spaces to rest, with the added luxury of an en-suite to complement one of them. A conveniently positioned main bathroom completes the layout.



GARDEN

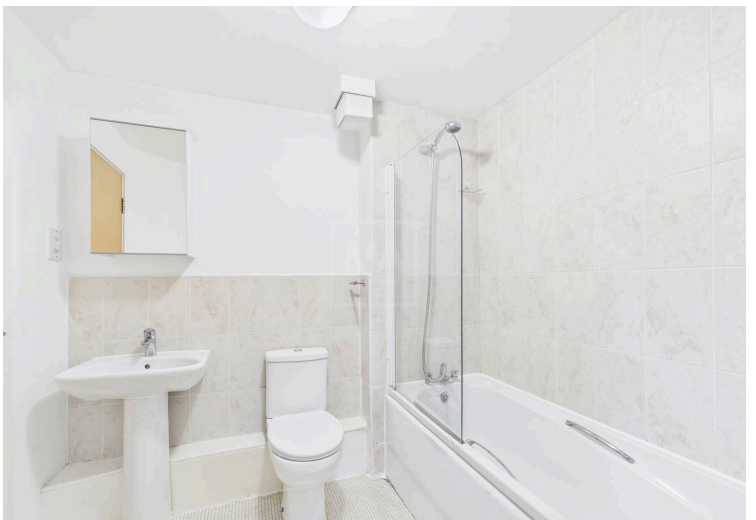
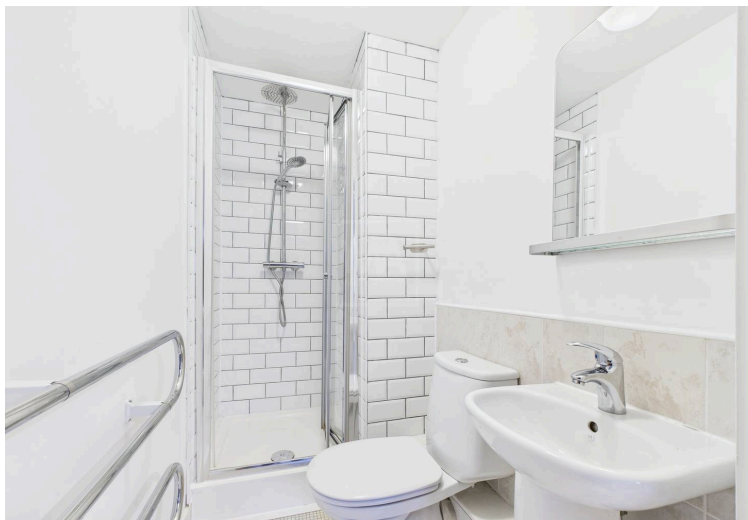
This apartment features a beautifully maintained outdoor space, perfect for relaxing or entertaining. Parking is available, offering added convenience and peace of mind.



LOCATION

The development is ideally located for a range of great amenities. Regency Park is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes.

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C
- › EPC Environmental Impact Rating: C





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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



Warrington's Highest Rated Agent

