



Undercliffe House Warrington

Exclusive for Over 55's • No Onward Chain • Stunning Gardens • Spacious Interiors • Sought-After Location •
Secure Development • Communal Areas • Great Transport Links • One Bedroom • Parking Available



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Now available to view, we proudly present this charming one bedroom apartment for sale in the sought-after residence of Undercliffe House.

Located in the desirable location of Appleton, this property provides great transportation links to the village and town centre. The apartment features an entrance hall, a bright lounge, a separate dining space, a well-proportioned bedroom, a modern bathroom, and a very modern kitchen with integrated appliances. The bedroom offers ample space for furniture and storage, with pleasant outlooks over the communal gardens.

This property is exclusive for those aged 55 and over; residents benefit from secure entry via an intercom system and communal areas for socialising. Do not miss out on making this wonderful property your home!



GARDEN:

Residents have access to the beautiful communal gardens which surround the property and are maintained to a high standard. Parking is available within the communal grounds offering safe parking.



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. It is also just a short walk away from Stockton Heath. There are also four highly regarded schools in the area, making it a prime location for families. The property itself is located close to bus stops.

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





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Approximate total area⁽¹⁾
627 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

