



Gilbert Drive, Edgewater Park Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- First Floor Apartment
- Two Double Bedrooms
- Close To Town Centre
- Jack and Jill Bathroom
- Open Plan Living
- Sought-After Location
- Modern Interior
- Allocated Parking
- Integrated Kitchen
- Near to Local Schools



DESCRIPTION

A fantastic and modern two double bedroom property in the popular Edgewater Park development. This first floor apartment is the ideal home for first time buyers or as an investment. With spacious open plan living and minimal maintenance required, this property is not to be missed.

Access into this wonderful apartment is via a welcoming hallway which leads to a open plan living room, dining room and a high gloss kitchen with fully integrated appliances. From the hallway you can also access both bedrooms and a Jack and Jill bathroom.



EXTERNAL

To the rear of the property there is a large car park which offers allocated parking and plenty of additional visitor spaces.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Open Plan Living 6.45m x 6.75m
- Bedroom One 3.59m x 3.34m
- Bedroom Two 2.74m x 2.63m
- Bathroom 2.93m x 2.63m

SERVICES

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



LOCATION

Close to the banks of The Manchester Ship Canal, Edgewater Park is located in the leafy outskirts of Warrington. This sought-after development offers a variety of properties, including apartments, townhouses and larger family homes. Edgewater Park is just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.

DISTANCES

- Latchford Village 10 minute walk
- Stockton Heath 30 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Ground Rent: £350pa
Service Charges: £864pa
Tenure: Leasehold
Lease Remaining: 137 Years
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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



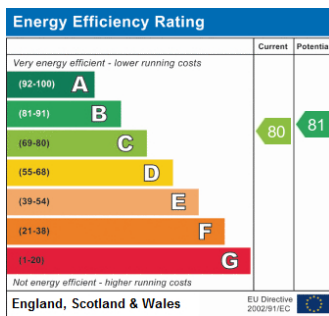


IMPORTANT NOTICE:

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.



Floor Plan
Approx. 65.8 sq. metres (708.4 sq. feet)



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