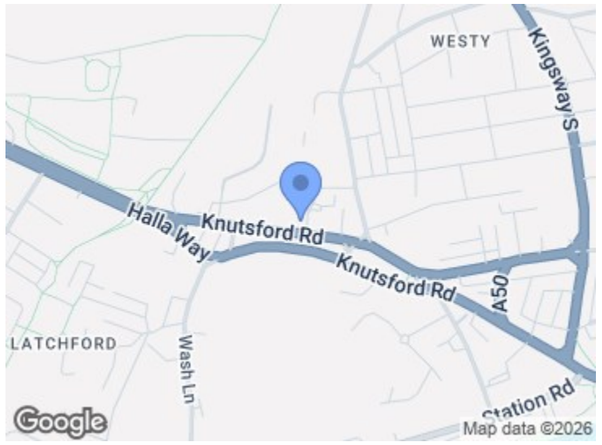
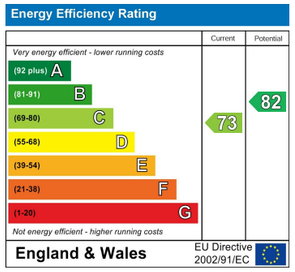
Latchford

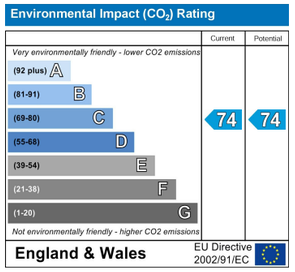
Total area: approx. 43.4 sq. metres (466.7 sq. feet)

Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever-popular Stockton Heath to the West.







TOP FLOOR (Second Floor) Apartment | PREFERED Layout | SEPARATE Dining Kitchen | IDEAL for INVESTMENT & FTBs. Offering easy access to local amenities and good transport links, this purpose built apartment comprises an entrance hall, lounge/diner, dining kitchen, double bedroom and bathroom. Externally, there is ample resident and guest parking.

£100,000

www.cowdelclarke.com

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Latchford
The Old Quays

This delightful apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The apartment features a welcoming reception room, providing a warm space for relaxation or entertaining guests, dining kitchen, double bedroom and bathroom.

This property is well-situated, offering easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who enjoy a vibrant lifestyle. With good transport links nearby, commuting to Warrington town centre and beyond is both straightforward and convenient.

Accommodation

Ground Floor

Communal Hall
Communal front door with key and intercom access set adjacent to the lockable post boxes, PVC double glazed windows to both side elevations, staircase to the upper floors and electric wall heaters.

Second Floor

Communal Hall
Accessed from the staircase which leads to the five top floor apartments with their meter cupboards.

Apartment Entrance Hall
13'2" x 7'11" max (4.03m x 2.43m max)
Accessed from the residents' hall into a well proportioned reception with loft access, intercom entry phone, electric wall heater, electric consumer unit and an airing cupboard housing the 'Santon Premium Plus' unvented hot water system.

Lounge & Dining Area
14'4" x 13'8" into bay (4.39m x 4.17m into bay)
PVC double glazed bay window overlooking the rear and an electric wall heater.

Dining Kitchen
14'4" x 7'3" (4.37m x 2.23m)
Range of base, drawer and eye level units with a stainless steel single sink drainer unit with mixer tap complemented by a four ring electric hob with an oven & grill below and extractor above. Spaces for a washing machine and an under counter fridge, wood effect vinyl flooring, electric wall heater and a PVC double glazed window to the side elevation.

Bedroom One
9'10" x 9'7" (3.02m x 2.93m)
PVC double glazed window overlooking the rear and an electric wall heater.

Bathroom
6'6" x 5'6" (2.00m x 1.70m)
Panelled bath with a thermostatic shower above and curtain, pedestal wash hand basin and a low level WC. Part tiled walls, extractor fan and a wall heater.

Outside
Ample communal parking available.

Tenure
Leasehold with a Term of 250 Years dated ?????? from ????????? with a Ground Rent of £100 per annum.

Service Charge
£127 payable monthly to 'Trinity Estates'.

Council Tax
Band 'A' - £1,602.02 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 1JP

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.