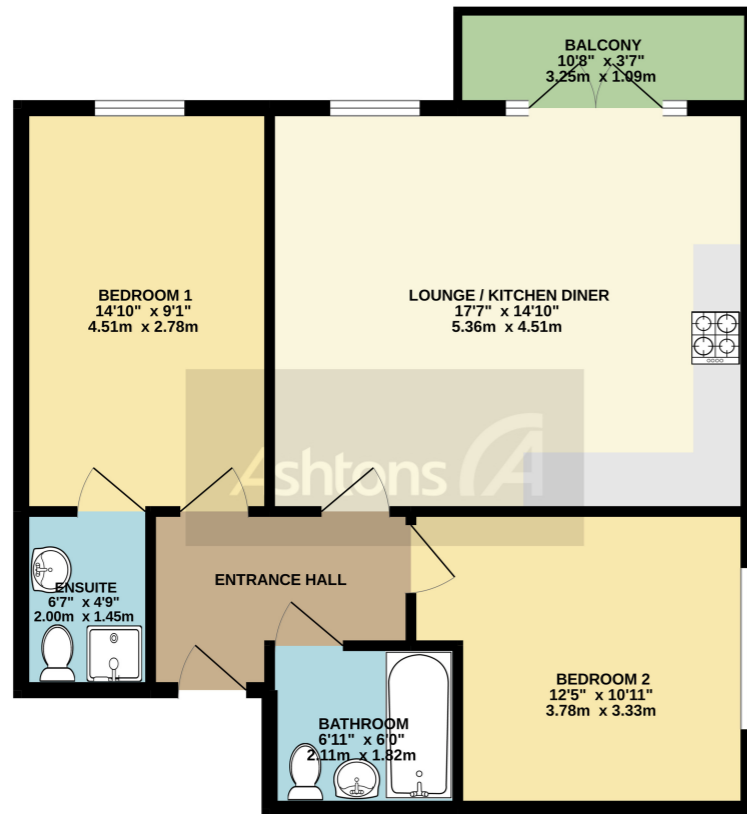


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Apartment 23 Beaumont Court, Elphins Drive, Warrington, Cheshire. WA4 6FZ.

£169,950



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Viewing is strictly by appointment only through Ashtons Estate Agency.

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These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Ideally positioned to the South of Warrington Town Centre, within easy walking distance of Stockton Heath village with its abundance of bars, restaurants, shops and all amenities to cater for every need, this top floor well maintained apartment offers spacious accommodation throughout and is arranged briefly as follows:-

Communal entrance hallway with stairs and lift access, entrance hallway, lounge/dining/fitted kitchen leading onto balcony, master bedroom with en suite, second double bedroom, main bathroom. Externally is an allocated parking facility and ample visitors parking. Having a gas central heating system complemented by double glazing, we do recommend an early inspection in order to avoid any possible disappointment.

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