



Ramsbury Court Cheddington Crescent, Great Sankey Warrington, Cheshire

Two Bedrooms • Close To Local Amenities • Sought After Location • Discount To Market Scheme • First Time Buyers • Allocated Parking • Light And Airy • Integrated Appliances • Spacious Rooms • Close To Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming apartment, a welcoming hallway offers immediate access to generous storage space and a well-appointed bathroom featuring the luxury of both a separate bath and shower. Moving further inside, you'll discover two spacious bedrooms filled with natural light, each providing a serene retreat for rest and relaxation.

The heart of the home is its open-plan living area, where the kitchen, dining, and lounge spaces flow effortlessly together. The kitchen is perfectly suited for preparing comforting home-cooked meals after a long day, while the lounge offers a cosy setting enhanced by the elegance of a Juliet balcony. The property also benefits from two storage spaces.



The property sits under a 20% discount to market scheme made specifically for first time buyers between the ages of 23-39, making the home affordable and desirable.

EXTERIOR

This superb apartment benefits from allocated parking to the rear, along with the added convenience of dedicated visitor parking.



LOCATION

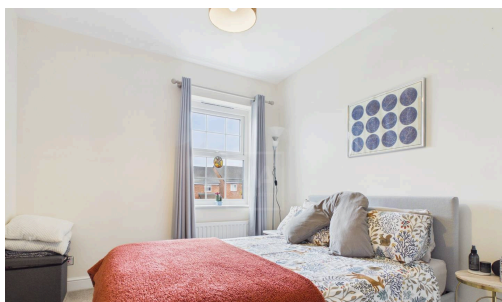
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea.

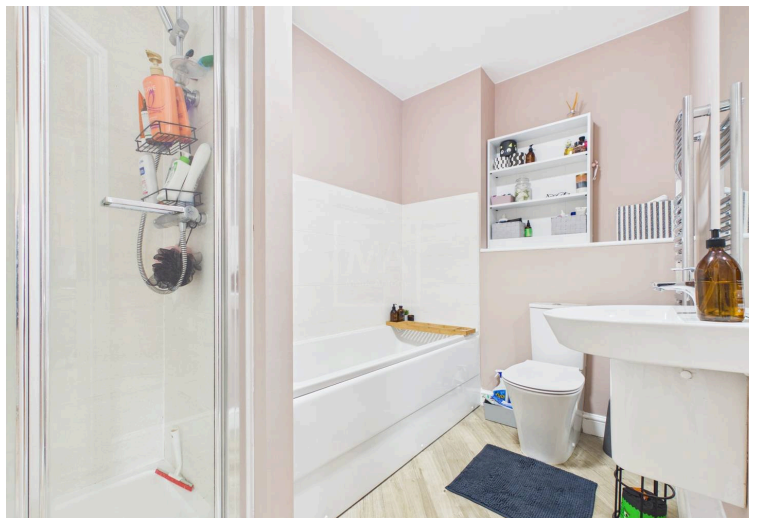
GENERAL INFORMATION

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



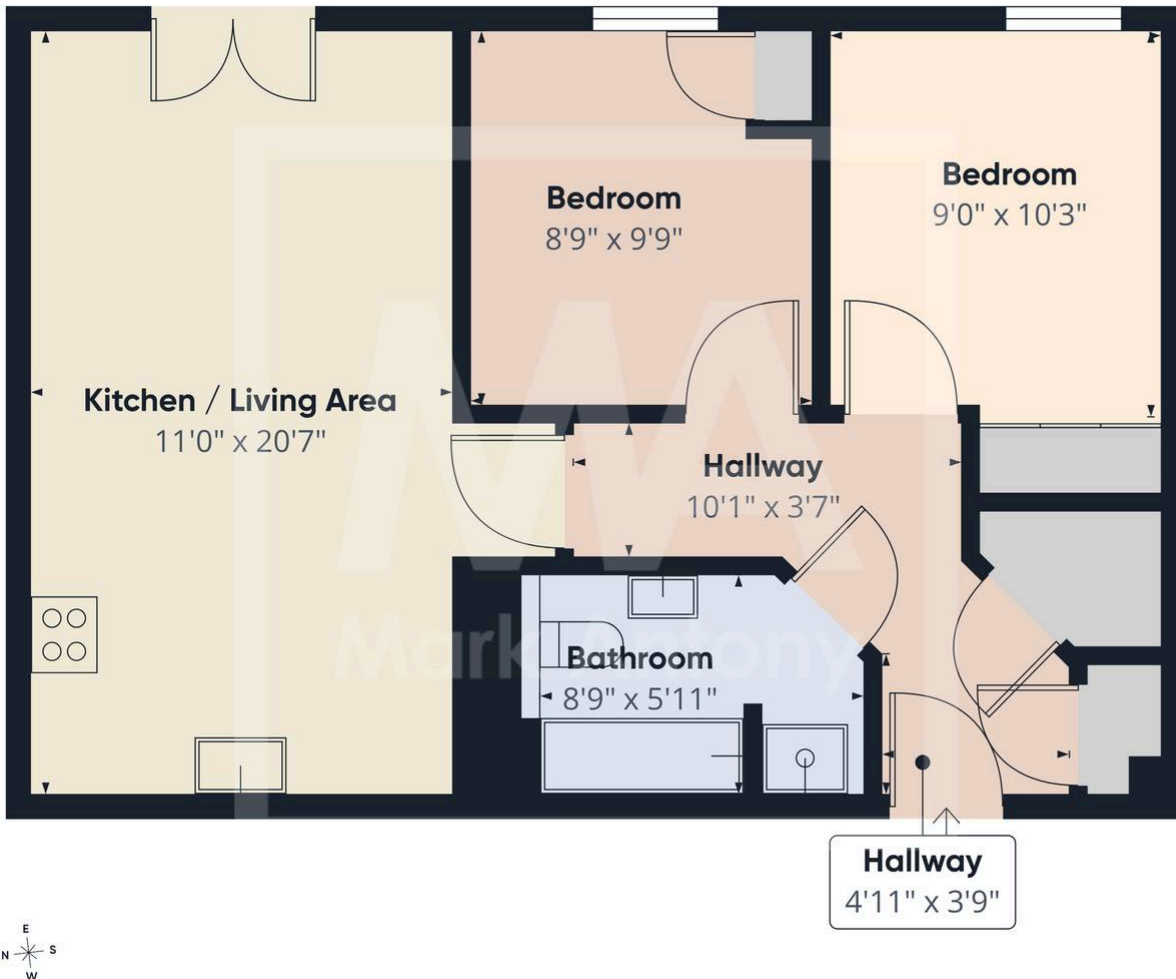




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
502 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.



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