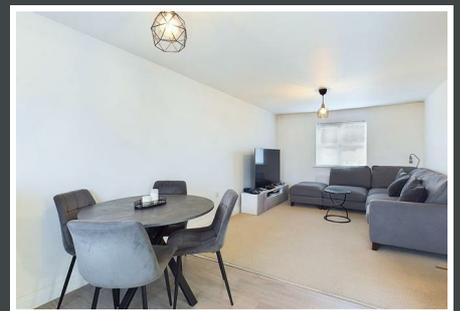
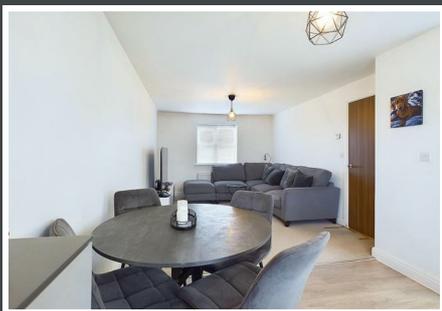




# Gilbert Drive, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Two Bedrooms
- Modern And Sleek Design
- Open-Plan Living
- First Time Buyers
- Close To Local Schools
- Second Floor
- Allocated Parking
- Ideal Location
- Investment Opportunity
- Close To Local Amenities

## INTERIOR

Upon stepping into this charming apartment, you'll immediately be greeted by a welcoming hallway that sets the tone for the rest of the home. To your left, you'll find the cosy second bedroom, perfect for guests or as a home office. Directly across from it lies a pristine three-piece bathroom, designed with comfort and convenience in mind.

As you continue down the hallway, you'll come upon the spacious first bedroom, a tranquil retreat that offers ample space for relaxation and rest. Moving further into the heart of the apartment, you'll be captivated by the open-plan kitchen and living area. This modern, sleek space is bathed in natural light, creating a warm and inviting atmosphere. The kitchen boasts contemporary finishes and high-quality appliances, making it a joy to cook and entertain in. The living area, with its seamless design, provides the perfect setting for cosy evenings at home.

In essence, this apartment effortlessly combines style and function, offering a comfortable and inviting space that you'll be proud to call home.

## PARKING

This apartment includes a dedicated parking space, providing you with peace of mind.

## SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

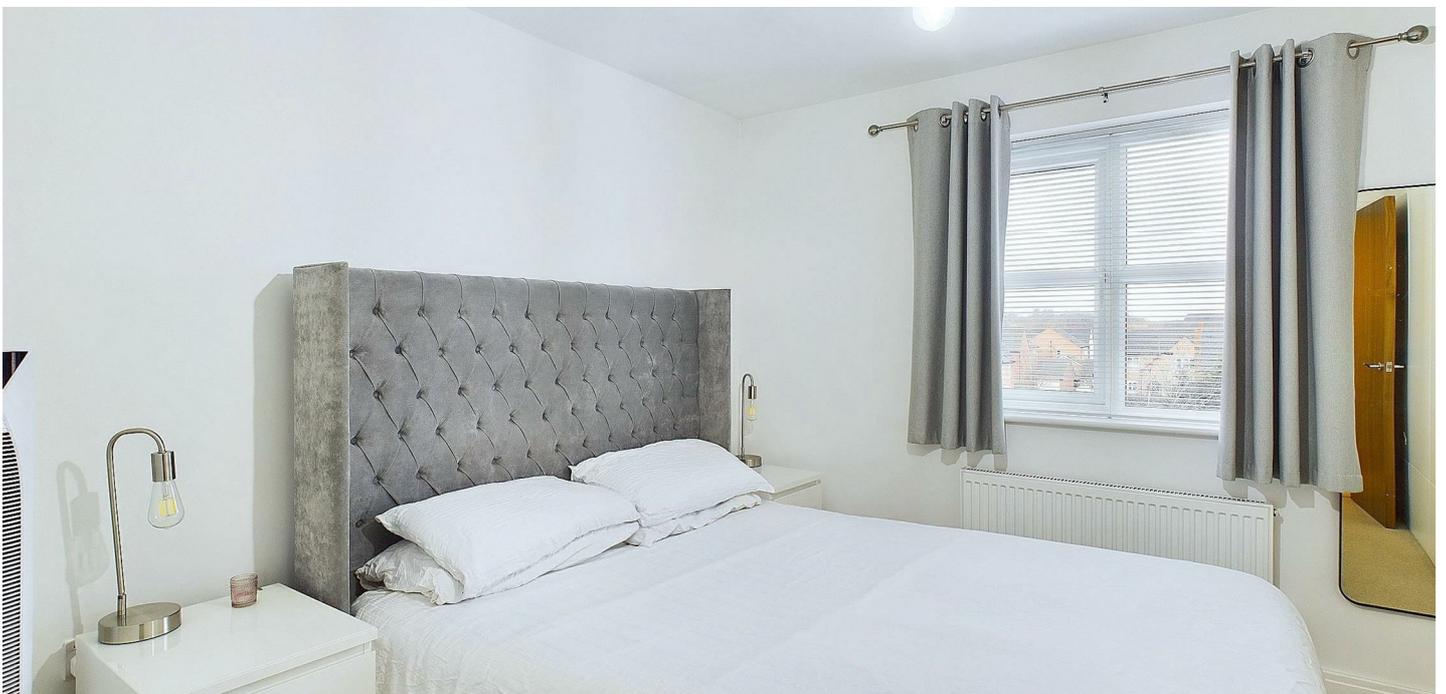
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

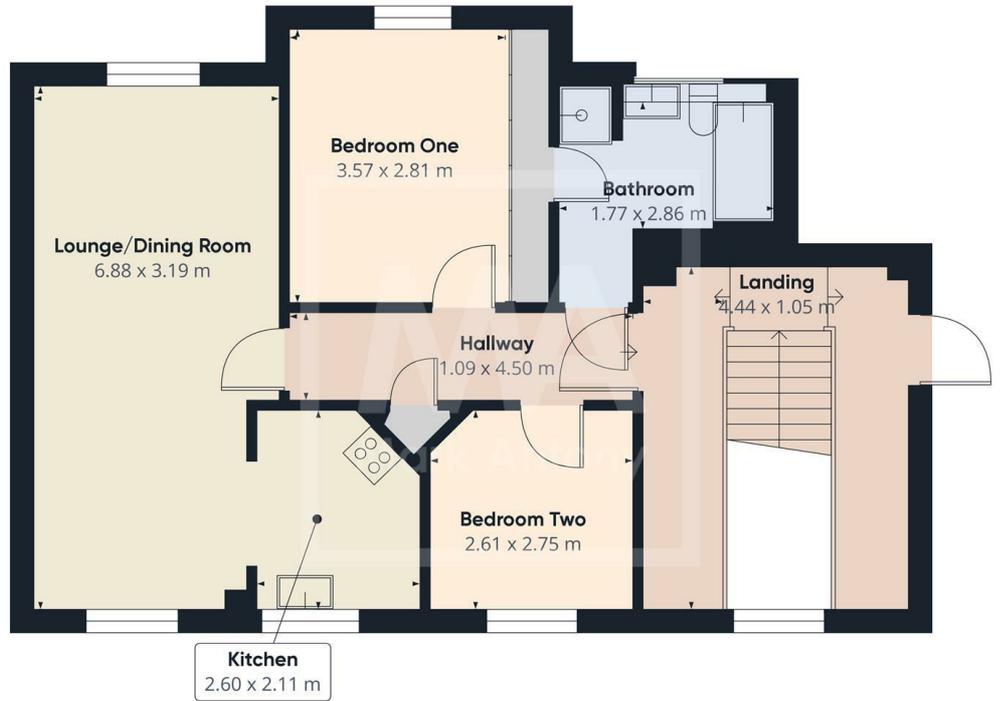
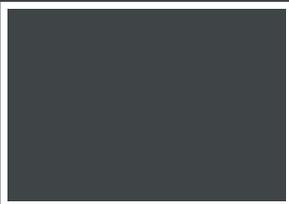
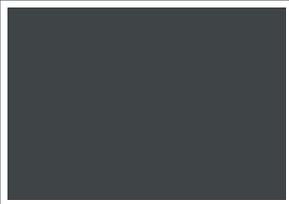
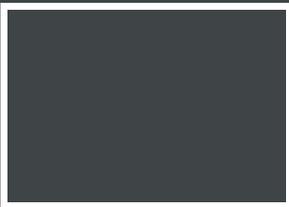
Not included in the asking price.

Items may be available under separate negotiation.



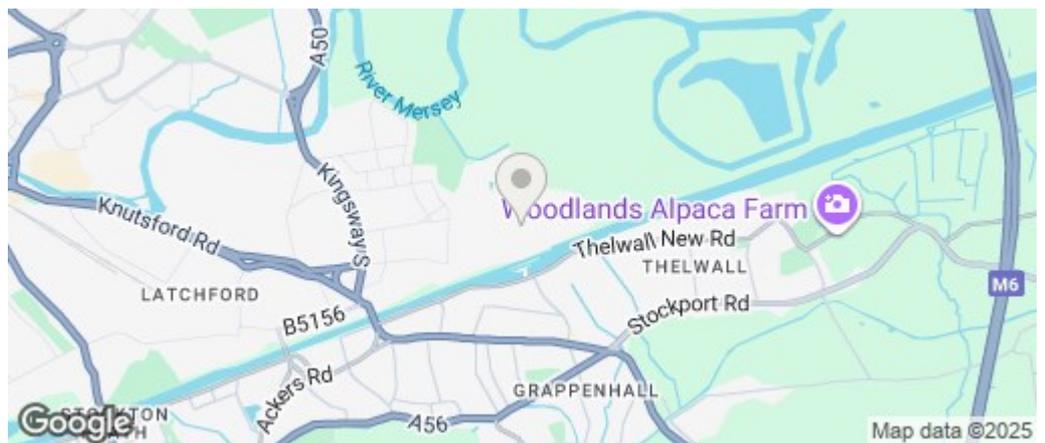
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





### IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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