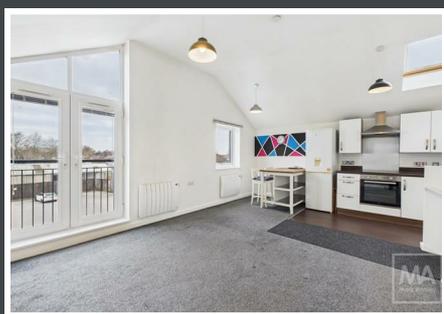




Kingfisher Square, Off Manchester Road Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- First Floor Apartment
- Communal Garden
- Great Location
- Close to Transport Links
- Two Bedrooms
- Modern Features
- Open Living Space
- Allocated Parking
- Close To Local Amenities

INTERIOR

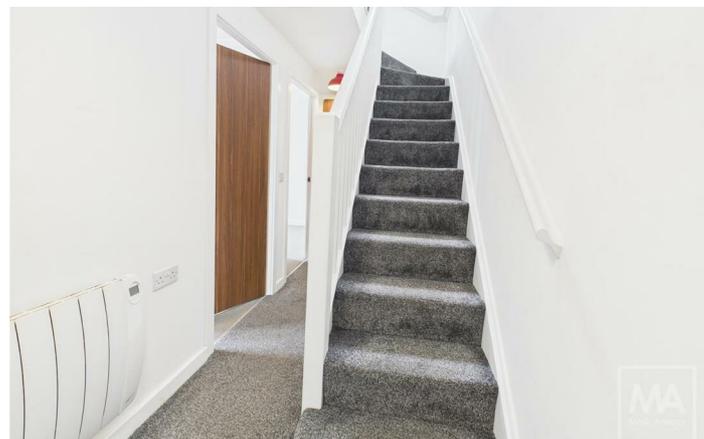
Access to this modern apartment is via a welcoming hallway which has a storage cupboard with ample space. Following the natural flow of the apartment you are greeted with two spacious bedrooms. This floor houses the bathroom fitted with a standing shower. Upstairs is a large open layout containing the kitchen, dining and living area. This area features beautiful skylights as well as a Juliet balcony creating a bright and airy ambience.

GARDEN

At the rear of the property is a lovely communal garden space perfect for all residents to enjoy. The apartment has one allocated parking space.

SERVICES

- Electric Heating
- Mains connected: Electric
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via Three)



LOCATION

Nestled between Padgate and Woolston, Paddington benefits from excellent transport connections. Close to Padgate Train Station and a short drive from the M6 and M62, neighbouring cities can be easily reached. Bruche Primary School and St Oswald's Catholic Primary are located in Paddington as well as the University Academy Warrington which houses a recreation centre within its grounds. The area is also close to Woolston Community Hub where members can access a gym, Swimming pool and daily fitness classes. Residents have a range of amenities on the doorstep including a pharmacy, post office, grocery stores and a pub. Paddington also neighbours Woolston Park and Paddington Meadows which both offer an abundance of walking and cycling routes for the whole family.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: A

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

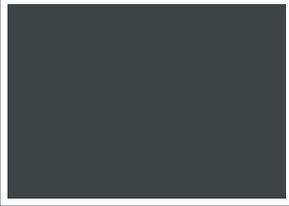
Not included in the asking price.

Items may be available under separate negotiation.



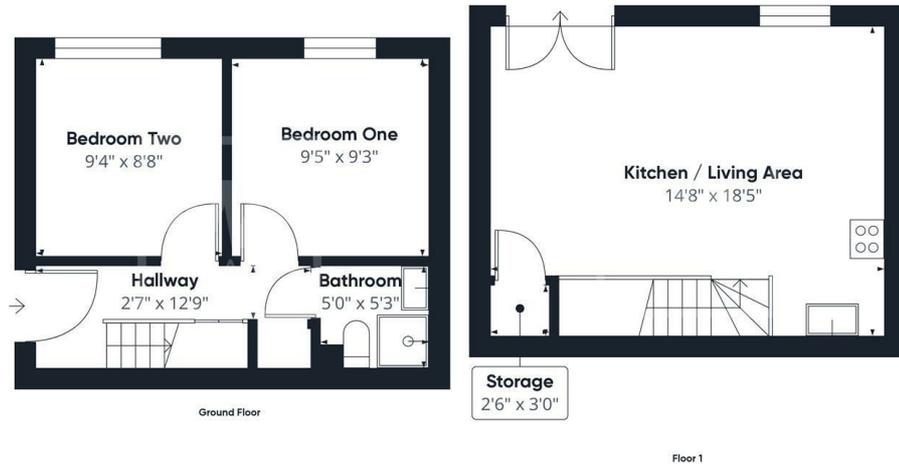
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





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.

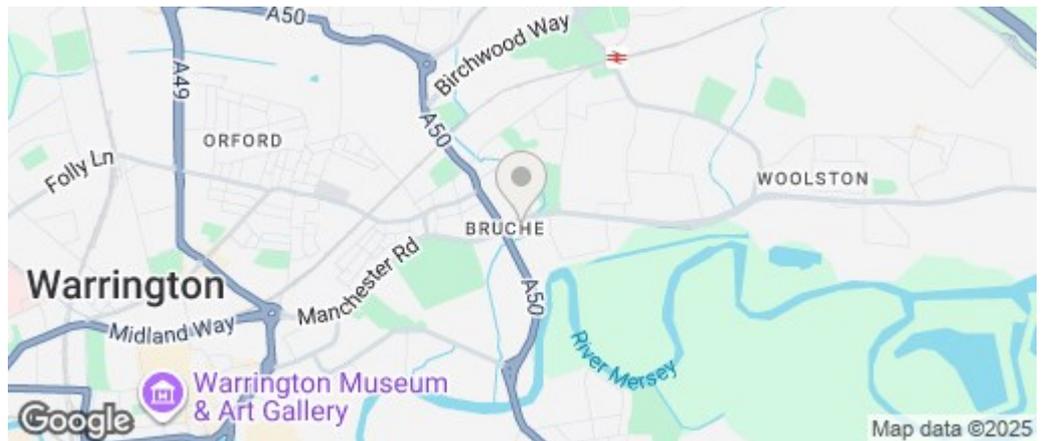


Approximate total area**
505.15 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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