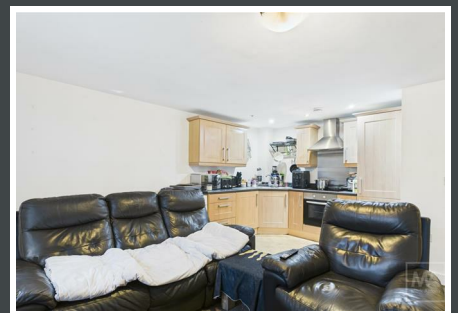




# Cantilever Gardens, Station Road, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Open Plan Living
- Ample Storage
- Close To Amenities
- Ground Floor
- Sought After Location
- Allocated Parking
- Well Equipped Kitchen
- Ideal Investment
- Spacious Living

## INTERIOR

Situated in the desirable area of Latchford, this property provides excellent transport links to the M62, Stockton Heath and main town centre making this the ideal location for first time buyers and investors alike. As you step into the property, you're welcomed by a well-appointed hallway offering generous storage space for everyday convenience. Directly opposite, you'll find the spacious bedroom inviting relaxation and tranquility—an ideal retreat at the end of the day. Continuing through the home, you'll find a three-piece bathroom thoughtfully designed for functionality. Completing this charming apartment is a great sized open-plan lounge and well-equipped kitchen, ideal for entertaining.

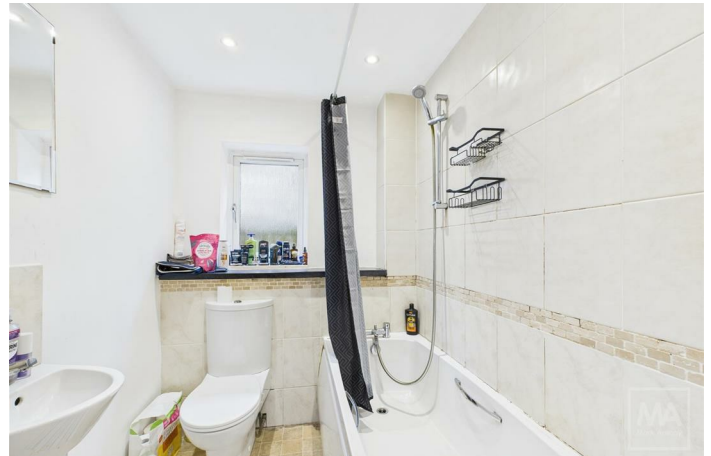
## EXTERIOR

As the property is located to the back of the building, there is no overlooking neighbors adding a desired sense of privacy.

The apartment includes allocated parking, offering peace of mind and effortless access whenever you come and go.

## SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## 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:** A

**Tenure:** Freehold

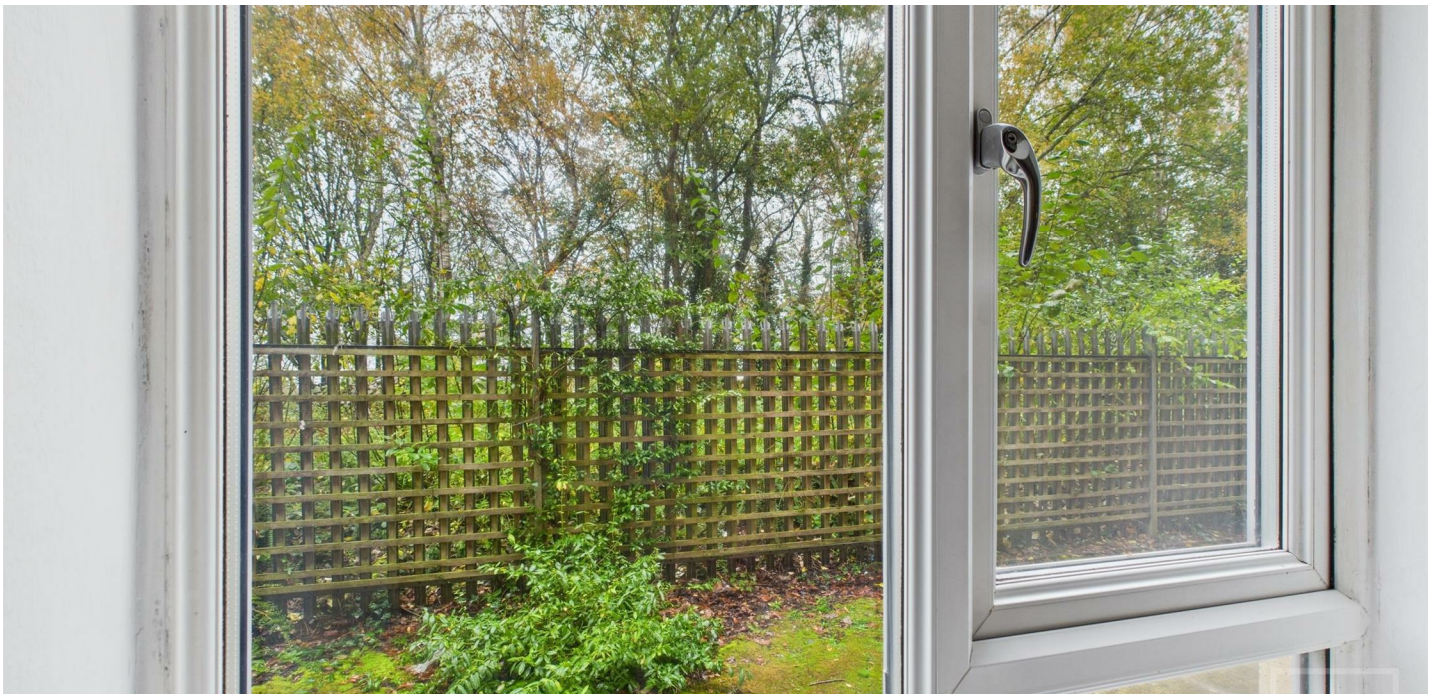
(Property tenure to be confirmed by solicitors)

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

Not included in the asking price.

Items may be available under separate negotiation.

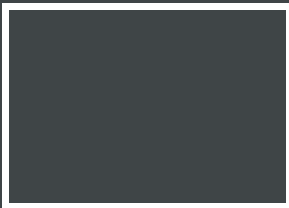




Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.

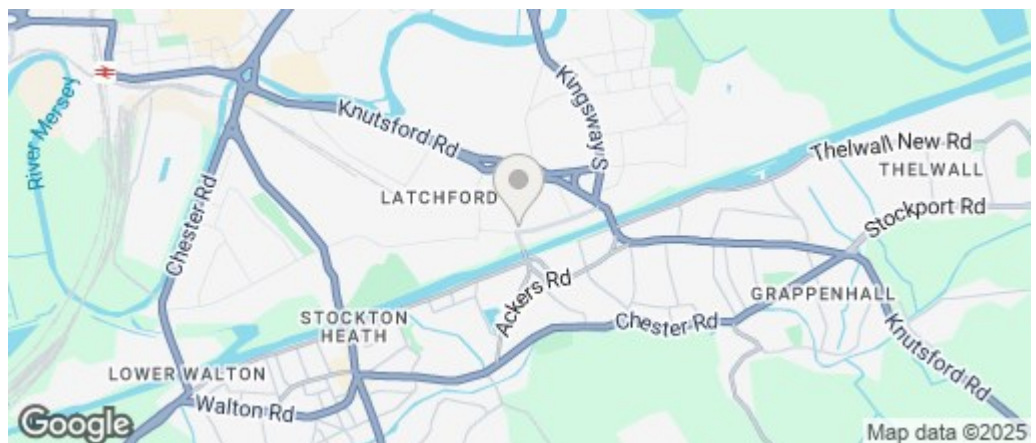
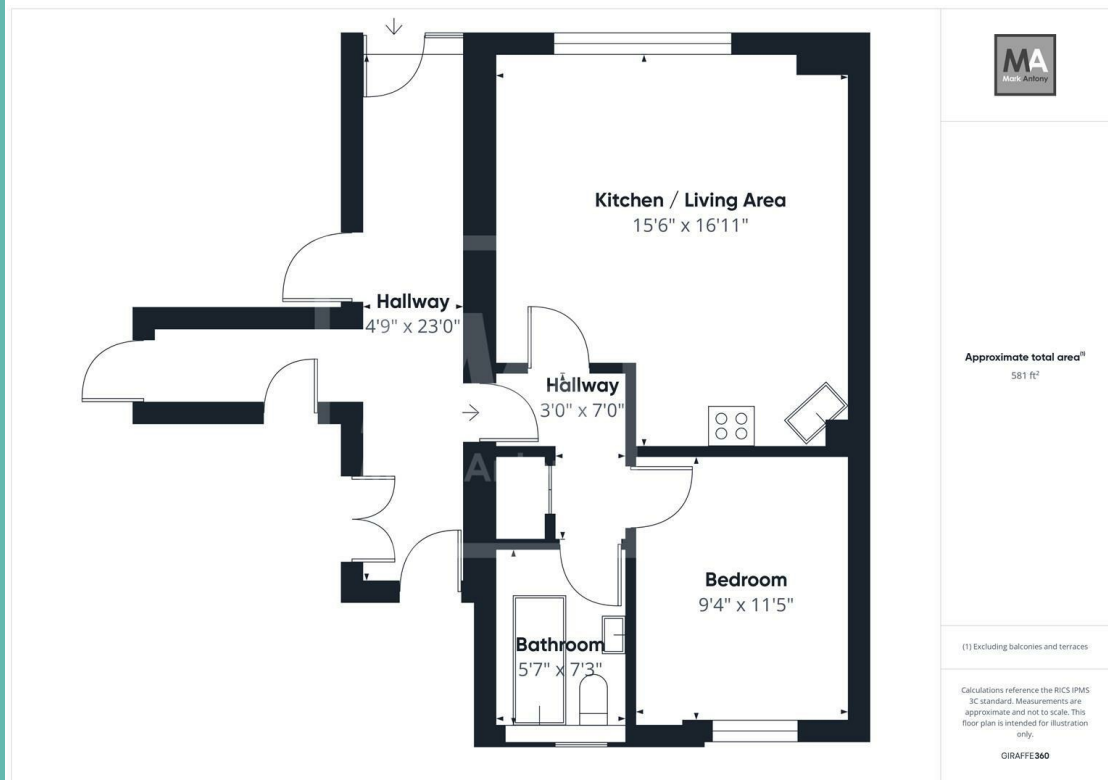






## IMPORTANT NOTICE

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>		
(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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