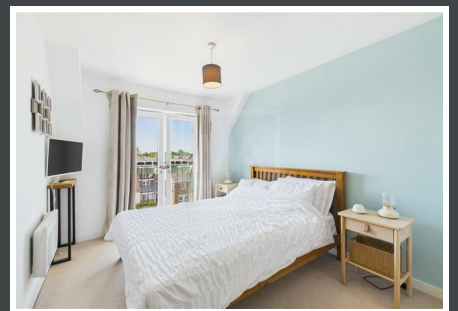
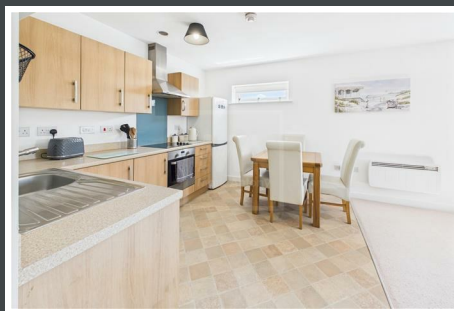
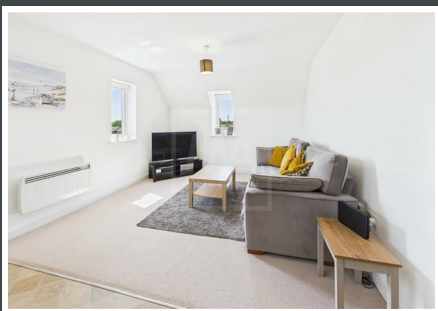




Creola Court, Louisiana Drive Great Sankey, Warrington



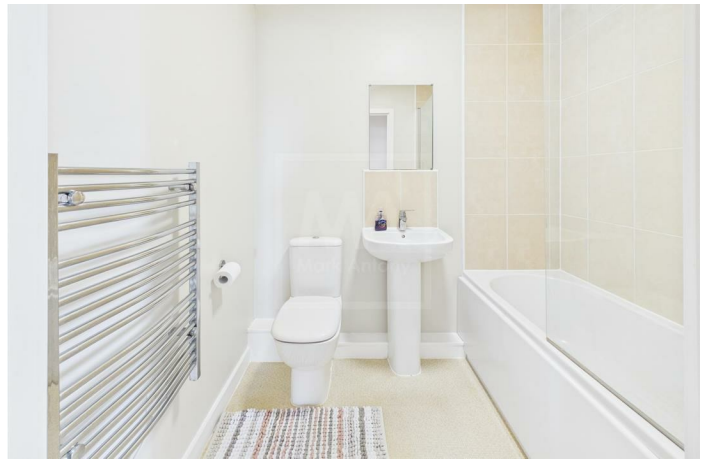
Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Top - Floor Apartment
- Modern and Stylish Decor
- No Onward Chain
- Lift in Building
- Close to Local Amenities
- Two Good Sized Bedrooms
- Great Location
- Open - Plan Living Area
- Designated Covered Parking Space
- Near Transport Links

INTERIOR

Welcome to this beautifully appointed two-bedroom top-floor apartment, offering the perfect blend of style, comfort, and convenience in the highly sought-after Chapelford community. Step into a spacious hallway that gracefully connects each room, setting the tone for the home's airy layout. The master bedroom features fitted wardrobes, a Juliet balcony, and a private ensuite with a sleek standing shower. The second double bedroom, also with fitted wardrobes, offers versatility as a guest room, home office, or dressing room. A modern three-piece bathroom with an over-bath shower provides a relaxing retreat. At the heart of the home is a bright and inviting open-plan living and kitchen area, bathed in natural light—ideal for both everyday living and entertaining. This chain-free property is ready to move into and promises a lifestyle of ease and elegance. The communal building is fitted with both a lift and stairs for ease to get to the higher floors.



EXTERIOR

To the rear of this building, you will be provided with one allocated parking space allowing for safe parking for your vehicle with visitor parking also available for guests.

SERVICES

- Electric Heater
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130 MB (Virgin Media Fibre)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

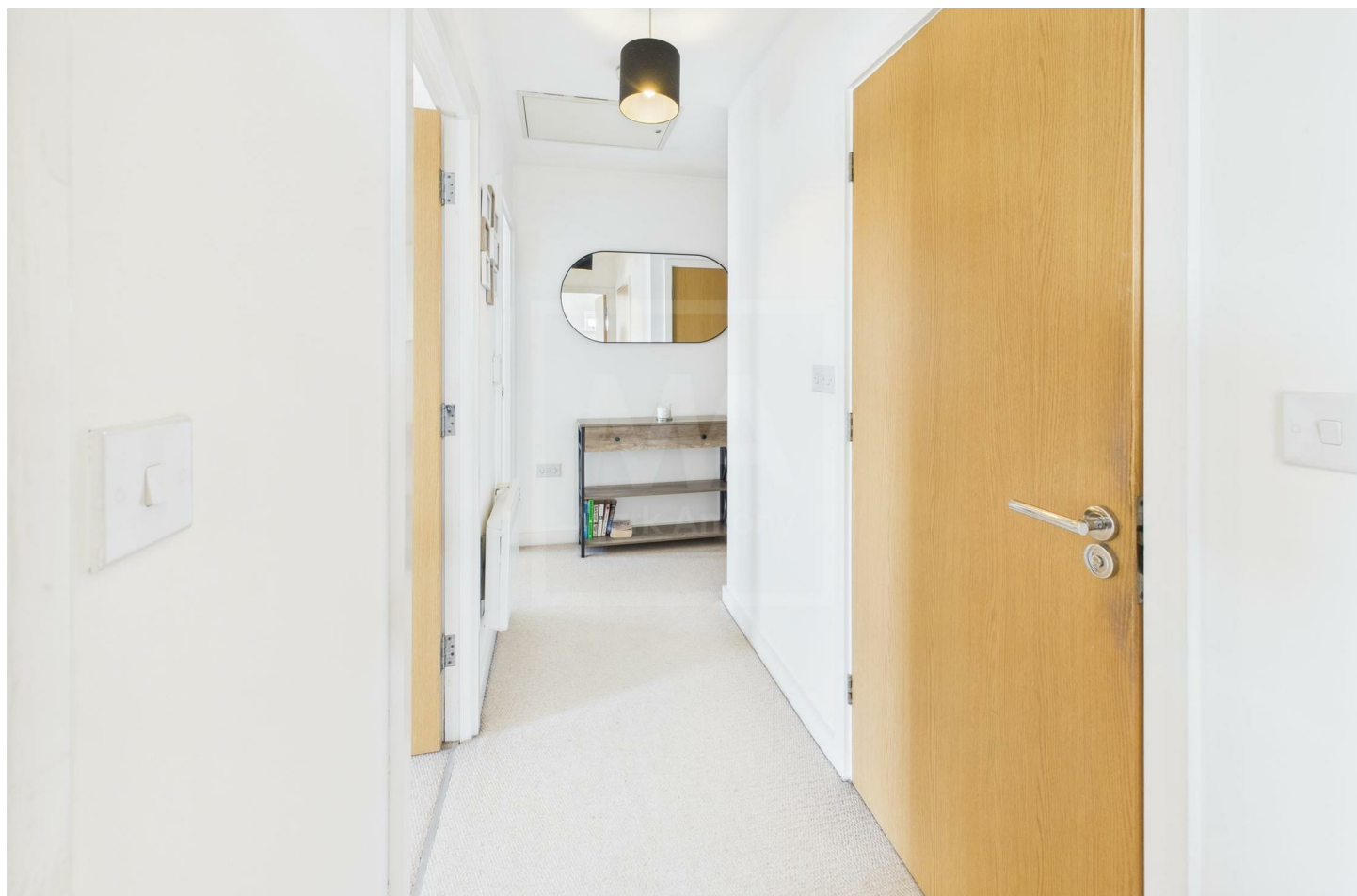
Council Band: B

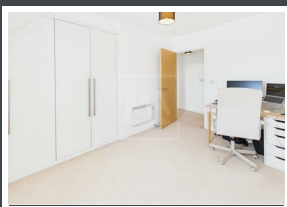
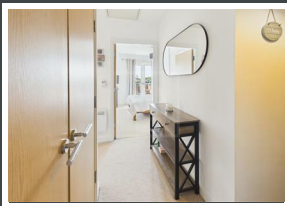
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

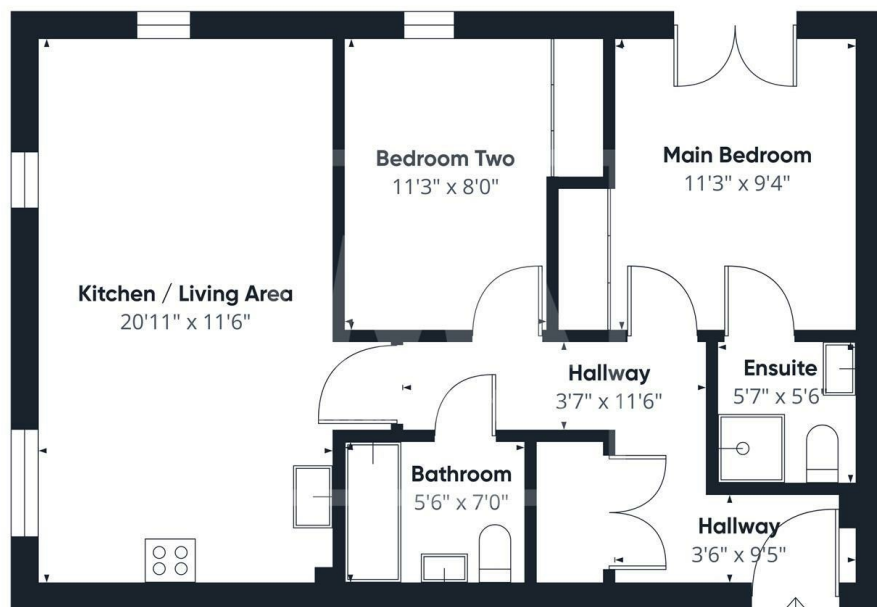
Not included in the asking price. These items may be available under separate negotiation.





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**
638 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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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