





Verden Court Rose Creek Gardens, Great Sankey

Warrington

Discount To Market Scheme • Two Bedrooms • First Floor • Lift Available • Sought After Location • Spacious Living • Juliet Balcony • Close To Local Amenities • Open Plan Living • Light And Airy

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

As you step into this charming apartment, you are welcomed by a spacious hallway with ample built-in storage, offering both practicality and convenience. The first room you encounter is the master bedroom, complete with its own private ensuite, creating a peaceful retreat within the home.

Just next door is the second bedroom, a bright and versatile space filled with natural light—ideal for guests, a home office, or a cosy sanctuary. Opposite the bedrooms sits the modern family bathroom, perfectly positioned for everyday use.

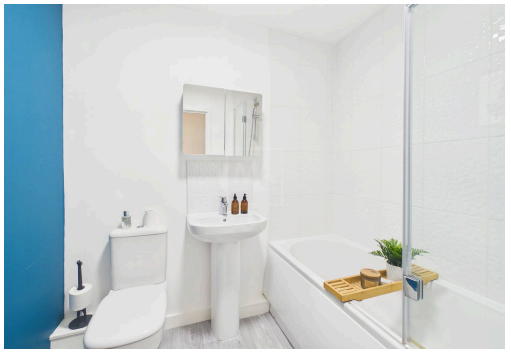
Following the natural flow of the home, you enter the open-plan living area. The stylish, well-appointed kitchen provides an inviting space to prepare warm, home-cooked meals, while the adjoining dining area is perfect for shared family moments. The living room completes this welcoming space and is enhanced by a charming Juliet balcony, adding both character and light.

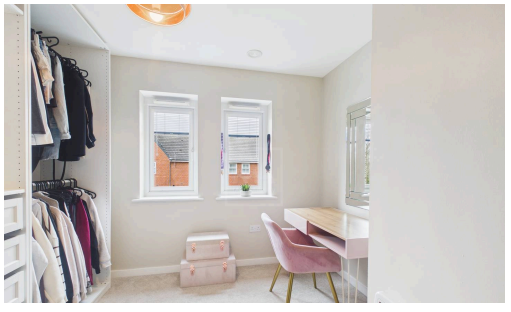
Altogether, the living area offers the ideal setting to unwind, relax, and feel right at home.



PARKING

This apartment is complete with allocated parking providing peace of mind and convenient, there is also visitor parking available for any guests.





LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

GENERAL INFORMATION

- Council Tax band: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C



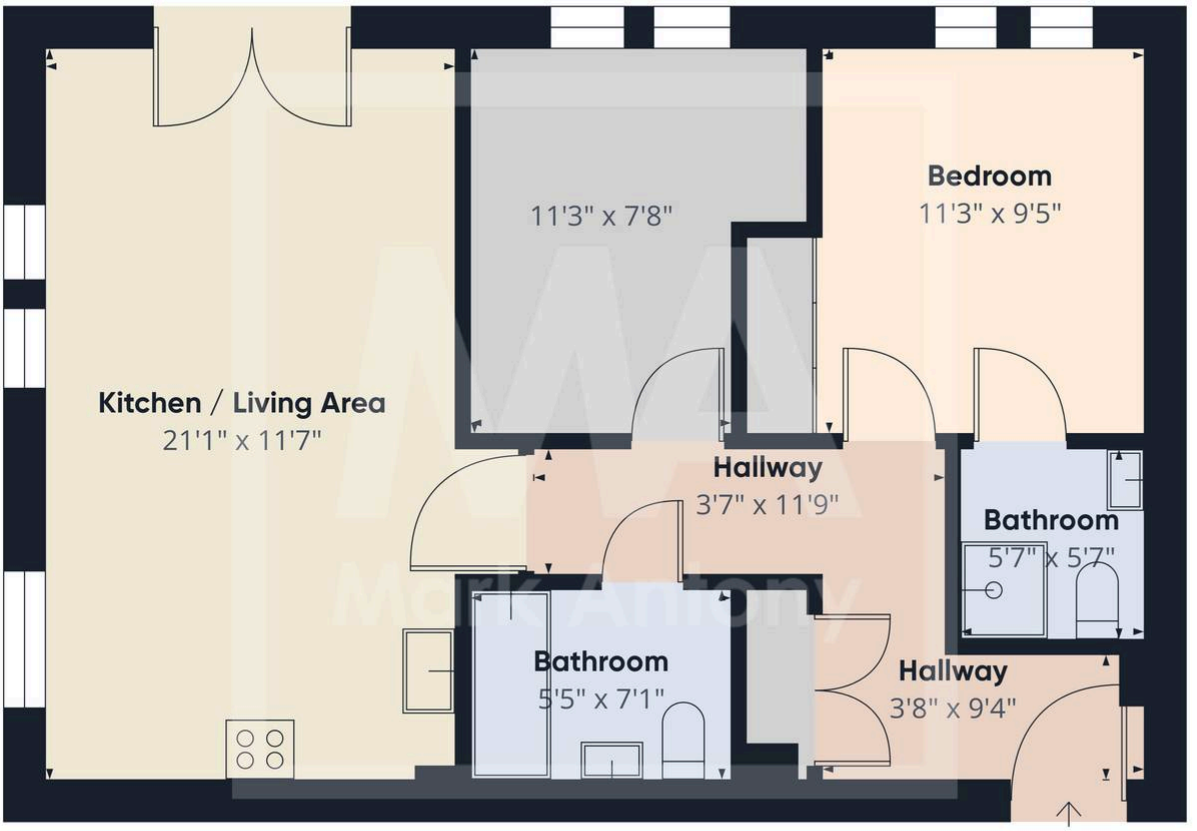



NAMASTAY
in bed





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Approximate total area(1)
640 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.

You can include any text here. The text can be modified upon generating your brochure.

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.