



NATIONWIDE

estate agents

Clearwater Quays, Warrington

£100,000 Leasehold

Chain Free

Description

Situated within the highly desirable Clearwater Quays development, this impressive ground floor apartment combines generous living space with a superb riverside setting - ideal for buyers seeking both lifestyle and convenience.

The property opens into a welcoming entrance hallway, leading through to a beautifully bright and spacious lounge/diner. Dual aspect windows allow natural light to pour in throughout the day, creating an inviting and airy atmosphere perfect for both relaxing and entertaining. A separate, well appointed kitchen features sleek modern cabinetry and comes fully equipped with an integrated oven, hob, and extractor.

The apartment offers two well proportioned double bedrooms, each benefitting from built in wardrobes, while the second bedroom is further enhanced by an eye catching feature window. The contemporary bathroom is fitted with a stylish white suite and includes a shower over the bath.

One of the standout features of this home is its tranquil outlook, with views across well maintained communal gardens, mature trees, and established shrubbery on both sides - providing a sense of privacy and calm. Additional benefits include gas central heating, double glazing, and residents' parking.



Perfectly positioned in a sought after riverside location, the property is just a short walk from Latchford Village, offering a range of local shops, amenities, and everyday conveniences.

Council Tax Band: B
Tenure: Leasehold (230 years)
Ground Rent: £300 per year
Service Charge: £1,220.47 per year

Tenure
Leasehold

Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)

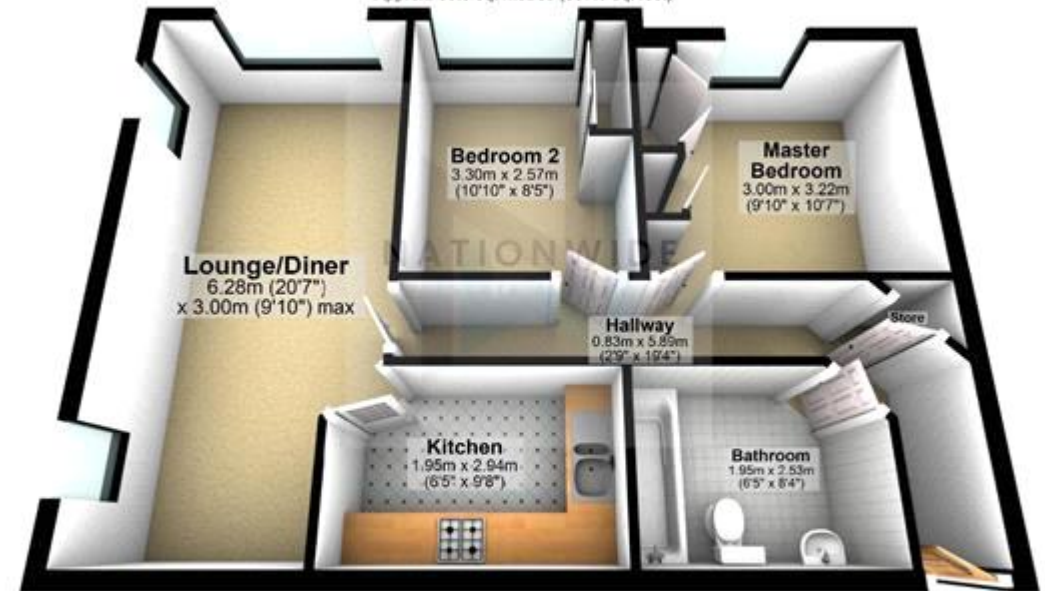


Total area: approx. 55.5 sq. metres (597.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Nationwide Estate Agents - Adlington Office
 1-3 Market Street, Adlington, Chorley, Lancashire PR7 4HE
 Tel: 01257 475566 Email: adlington@nationwideestateagents.co.uk Website:
<https://nationwideestateagents.co.uk>