



Birchdale Court, Birchdale Court, Appleton, Warrington

Offers Over £365,000

 Adams



## Birchdale Court, Birchdale Court, Appleton, Warrington

A particularly spacious three bedroom ground floor apartment forming part of the highly regarded Birchdale Court development off Birchdale Road, Appleton.

Presented to market in immaculate condition & offered for sale with the benefit having of 'no chain delay' this property offers an excellent opportunity to acquire a high quality modern apartment within easy walking distance of Stockton Heath village.

Features briefly include; a secure communal entrance hall with intercom entry system, private hallway, a large open plan lounge / dining room, kitchen with integrated appliances, three good size bedrooms, ensuite and a four piece bathroom. Outside there is allocated parking for two cars directly to the front of the apartment and well maintained communal gardens surrounding.

Early Viewing Essential.







## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

## Agents Notes

Tenure: Leasehold

Lease Term: 999 years from 30.08.2005 (980 years remaining).

Annual Ground Rent: Approx £300 per annum.

Service Charge: £2400 per annum paid bi-annually.

Council Tax Band: D

Local Authority: Warrington Borough Council





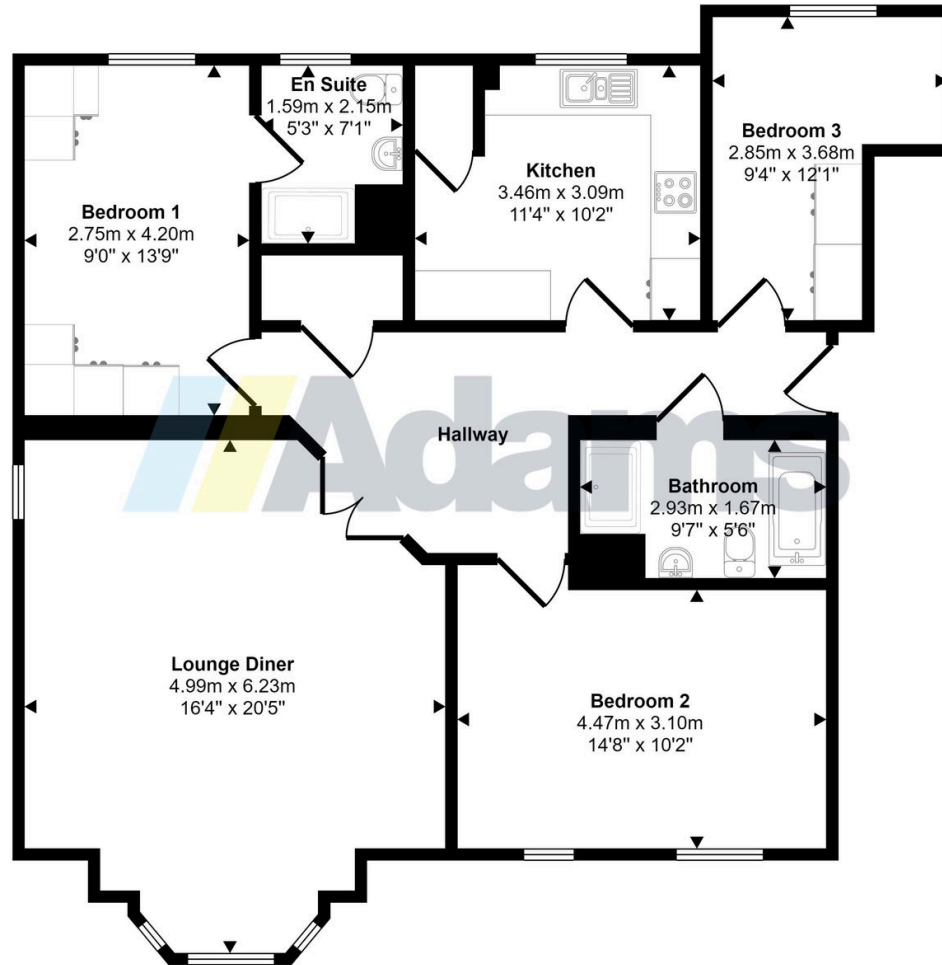








Approx Gross Internal Area  
98 sq m / 1055 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

[www.adamsea.co.uk](http://www.adamsea.co.uk)

### RUNCORN

54 High Street, Runcorn, WA7 1AW  
01928 574401  
runcorn.sales@adamsea.co.uk

### STOCKTON HEATH

12-14 Walton Road, Stockton Heath, WA4 6NL  
01925 398343  
s.heath@adamsea.co.uk

### WIDNES

53-55 Albert Road, Widnes, WA8 6JS  
0151 420 4055  
widnes.sales@adamsea.co.uk