



The Clock Tower, Elphins Drive WA4

Offers Over £115,000

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A well-presented two bedroom ground floor apartment offering approximately 479 sq ft of modern living space, ideally situated within walking distance of Stockton Heath village centre.

The property features a bright and contemporary open-plan kitchen/ lounge, designed to create a sociable and practical living environment. The kitchen is fitted with modern units and integrated appliances, providing ample storage and workspace.

There are two well-proportioned bedrooms, including a spacious principal bedroom with attractive bay frontage, and a versatile second bedroom ideal as a guest room, nursery or home office. The accommodation is completed by a stylish, modern bathroom fitted with a contemporary suite.

Conveniently located close to the vibrant amenities of Stockton Heath, including shops, cafés, restaurants and transport links, this apartment would make an ideal first-time purchase, investment opportunity or downsize option.

Early viewing is highly recommended.

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



Approx Gross Internal Area
45 sq.m / 479 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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Energy 360.

- Ground floor apartment
- Two bedrooms
- Bright, contemporary open-plan kitchen/lounge
- Modern fitted kitchen units
- Versatile second bedroom
- Stylish, modern bathroom
- Prime location
- Close to local amenities
- Excellent transport links
- No chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	