



# Emperor Court, Warrington

£175,000

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A well-presented two-bedroom top floor apartment, ideally located within a highly desirable development, close to Walton Locks in South Warrington.

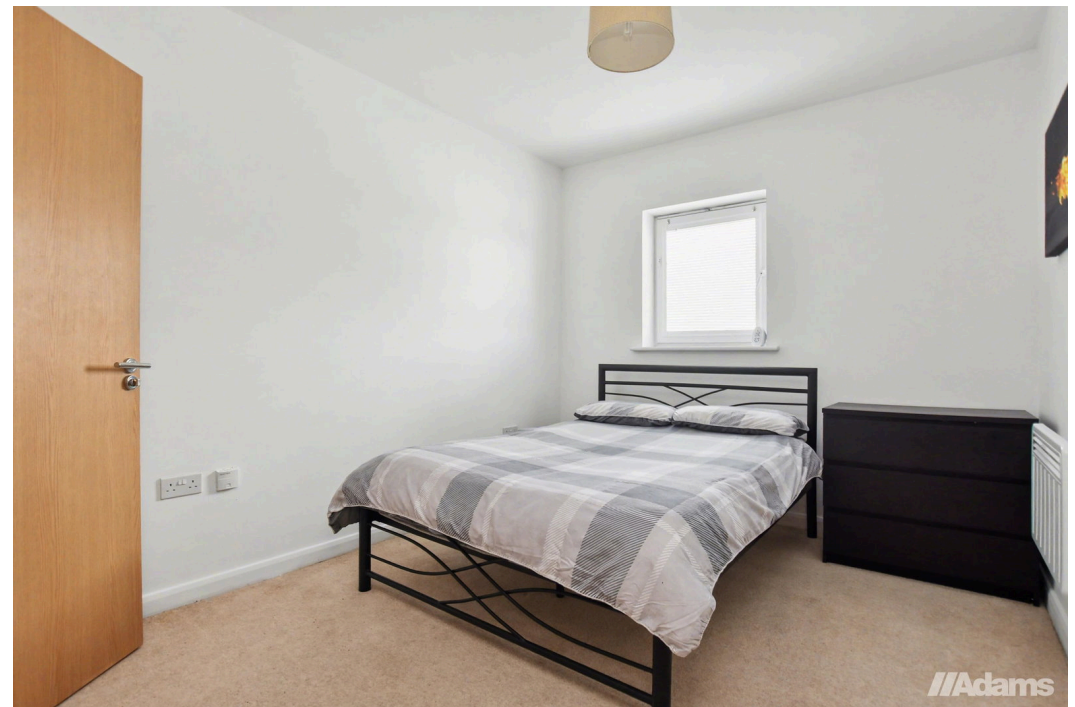
This attractive home features a spacious open-plan kitchen, dining, and living area, perfectly suited to modern living and entertaining. A Juliet balcony overlooks the development, allowing plenty of natural light to fill the space and creating a bright and relaxing environment.

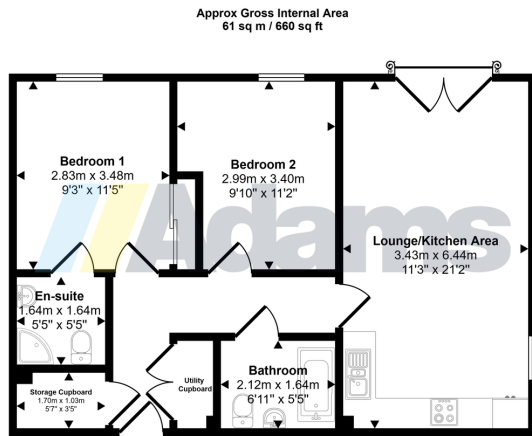
The accommodation comprises two generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and a contemporary en-suite shower room. A well-appointed family bathroom serves the second bedroom. The welcoming hallway also includes a large storage cupboard, adding to the apartment's practicality.

Externally, the property benefits from an allocated parking space.

Ideally positioned, the apartment is within easy reach of Stockton Heath village centre and Warrington town centre, both offering a wide range of shops, bars, and restaurants. For those who enjoy the outdoors, the Trans Pennine Trail, Moore Nature Reserve, and Walton Gardens are all nearby, providing excellent opportunities for walking and leisure.

This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located home in a popular waterside setting.





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.

- Two-bedroom top floor apartment
- Desirable location near Walton Locks
- Open-plan kitchen, dining and living area
- Bedroom 1 with en-suite & built-in wardrobes
- Hallway with large storage cupboard
- Allocated parking space
- Close to Stockton Heath, Warrington town centre and local nature trails
- Leasehold Tenure

