



Asking Price £120,000 | Leasehold

Knightsbridge Court, Palmyra Square North, WA11TA

L | LEADERS



Key Features & Description

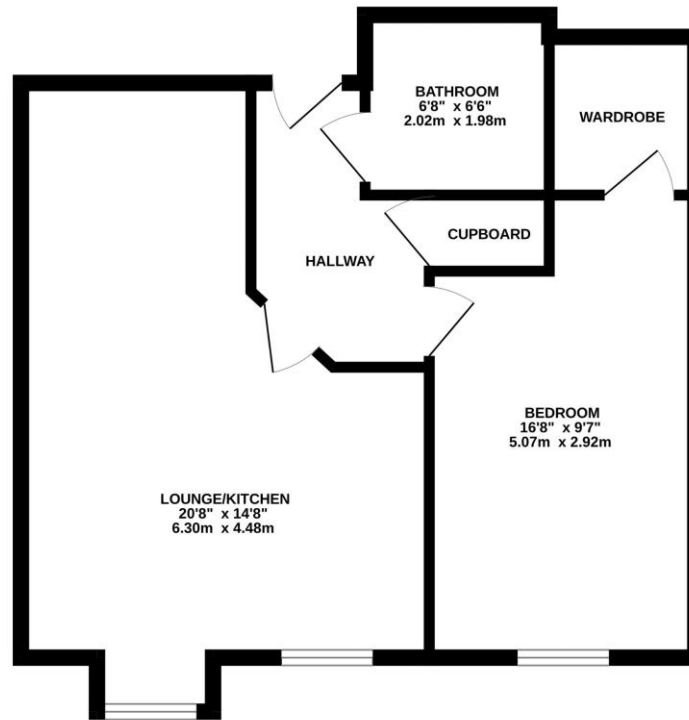
- • One-bedroom first floor flat
- • No onward chain sale
- • Juliet balcony with open outlook
- • Open-plan living and kitchen
- • Modern fitted kitchen with appliances
- • Good-sized double bedroom
- • Bathroom with shower over bath
- • Short walk to Bank Quay station
- • Central Warrington cultural quarter location
- • Close to parks and amenities

For sale – a neutrally decorated one-bedroom first floor apartment in the heart of Warrington's cultural quarter, close to Palmyra Square and the scenic Queens Gardens. The property offers a well-proportioned open plane lounge/kitchen, with carpeted flooring and recessed lighting, providing a comfortable living and dining space. Full-height glazed doors open onto a Juliet-style balcony, bringing in good natural light and offering an attractive outlook across the surrounding area. The open-plan layout leads into a modern fitted kitchen with ample storage, worktop space, integrated hob and oven, and tiled flooring. The double bedroom is a good size with neutral décor, fitted carpet and space for freestanding furniture and a walk in wardrobe. The bathroom is finished with white tiling and includes a panelled bath with shower over, wash basin with vanity storage, and WC. The flat has an EPC rating of C and is offered with no onward chain. Knightsbridge Court is positioned within easy reach of Warrington town centre amenities, including the bars and restaurants around Palmyra Square, the Parr Hall and the Golden Square Shopping Centre. Bank Park and Victoria Park provide nearby green space for walking and recreation. Transport links are excellent: Warrington Bank Quay station is approximately 10–15 minutes' walk, offering services to Liverpool, Manchester and London Euston (around 2 hours to London). Warrington Central is also accessible for routes across the North West. Road connections via the A57, A49 and M62 place Manchester and Liverpool within commuting distance. This flat suits buyers seeking a well-located, low-maintenance home or investment.





GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2020

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.