

# 2 bedroom flat for sale, Heald Farm Court Sturgess Street, Newton-Le-Willows WA12



Location **North, Cheshire**  
<https://www.freeadsz.co.uk/x-161853-z>

Heald Farm Court is a retirement village for the over 55's, this second floor apartment with lifts to all floors offers open plan living, designed for wheel chair access, two bedrooms and a wet room. The apartments are grouped around communal and leisure facilities, which form the heart of the development and include a cafe, lounge, health and well-being centre, and landscaped gardens. Benefiting from gas central heating, double glazing and communal parking for the residents. The service charge is 269.62 this includes: Heating and water charges for all apartments and communal areas, repairs cleaning and maintenance of building lifts, communal areas, gardens and buildings insurance. Rent is 142 PCMEPC Grade = C Location The local town centre is just a five minute walk away, offering a wide range of shops, banks and eating places, as well as a market with a tradition that stretches back over several centuries. St Helens and Warrington town centres are also easily accessible via frequent bus services at the front of the development. Hallway Door to the front elevation, storage cupboard, airing cupboard, loft access, smoke alarm and a ceiling light point. Open Plan Living Area 10' 2" x 24' 4" (3.1m x 7.42m) The open plan living area brings together the kitchen and lounge offering a range of base and wall units incorporating a single sink and drainer, fitted electric oven, hob and over head extractor fan, there is space for a washing machine, tumble dryer and fridge freezer. The lounge area offers a television point, double glazed patio doors to the rear elevation opening to the balcony, secure entry phone point, radiator and three ceiling light points. Bedroom 10' 4" x 17' 4" (Max) (3.15m x 5.28m (Max) ) Double glazed window to the rear elevation, radiator, door leading to the wet room and a ceiling light point. Bedroom 7' 9" x 9' 9" (2.36m x 2.97m) The second bedroom can also be changed for use as a dining room, double glazed window to the rear elevation, radiator and a ceiling light point. Wet-room 10' 4" x 5' 9" (3.15m x 1.75m) Comprising of a low level w/c, wash hand basin, wall mounted shower point, radiator, part tiled walls and a ceiling light point. Anti slip flooring installed. IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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