



## 1 bed apartment to buy in WA1

Wilson Patten Street, Warrington,  
Cheshire, WA1 1PG

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Central Warrington location
- ✓ Open plan lounge/dining/kitchen
- ✓ Walking distance to nearby train stations with direct links to Manchester and Liverpool
- ✓ Victorian converted apartment
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Located in the heart of central Warrington, this attractive Victorian converted apartment offers a blend of period charm and modern convenience. The property features an inviting open plan lounge, dining, and kitchen area, ideal for both relaxing and entertaining. Large windows flood the living spaces with natural light, creating a bright and airy atmosphere throughout. The spacious bedroom provides ample room for furnishings and storage. This apartment is ideally positioned within walking distance of nearby train stations, offering direct links to Manchester and Liverpool, perfect for commuters or those seeking easy access to neighbouring cities. With a tenant currently in situ, this property presents an excellent investment opportunity for landlords seeking immediate rental income. The apartment's central location ensures access to a wide range of local amenities, shops, and restaurants, all within easy reach.

Sold with Tenant in situ : £675pcm

Please note the photos were taken prior to the current tenant moving in

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 129

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Wilson Patten Street, Warrington, Cheshire, WA1 1PG

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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