



**PENTHOUSE APARTMENT**

**VACANT POSSESSION**

**ALLOCATED PARKING BAY**

**PRIVATE - NO OTHER APARTMENTS ON THIS FLOOR!**

**WALKING DISTANCE TO TOWN CENTRE**

**ECONOMY 7 HEATING (NO GAS SUPPLY)**



**Darlington Court**  
WA8 7ST

**£75,000**

## ENTRANCE HALLWAY 4' 8" x 3' 4" (1.42m x 1.02m)

Enter the apartment from the top floor landing in the hallway with doors leading to the lounge on your right, bathroom at the end of the hallway and the double bedroom to the left. Economy 7 wall mounted heater, light fitting, laminate flooring, fuse box. It is worth mentioning that this is the ONLY APARTMENT within this development that is a sole unit on the top floor. So no neighbours to worry about!

## LOUNGE 19' 1" x 9' 9" (5.81m x 2.97m)

Bright, spacious room. Enter from the hallway into the lounge with laminate flooring, ceiling light fitting, Economy 7 wall heater and floor to ceiling windows. Door leading to kitchen. Tall windows overlooking Darlington Court.



## KITCHEN

Range of wall and base units with light wood veneer work tops. Electric hob and oven with overhead extractor. White sink and drainer below front aspect window, partly tiled walls.

## BATHROOM

Side aspect frosted window, partly tiled walls, white suite including shower over bath.

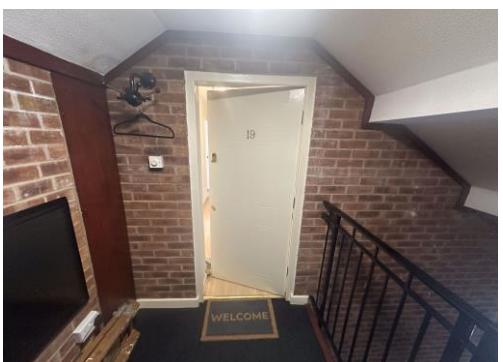


## BEDROOM

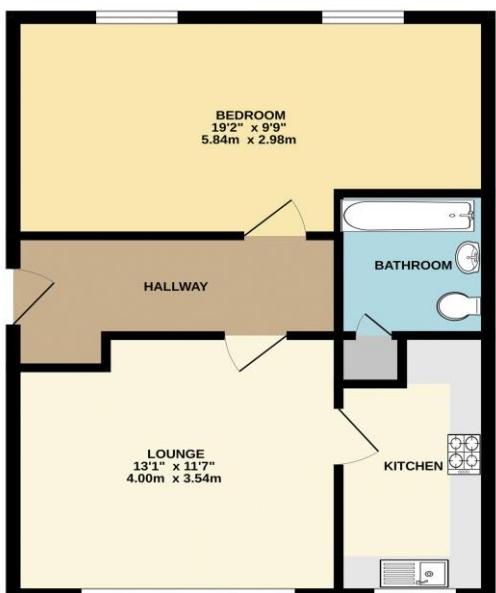
Easily converted to a 2 bedroom - the dimensions of the bedroom are similar to the 2 bedroom units. Very large bedroom. 2 rear aspect windows. Carpet laid. Economy 7 wall heater.

## LEASEHOLD INFORMATION

Lease years 999 from 1998. Service Charge £127pm.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and other features are approximate and should not be relied on for any construction or planning purposes. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested as no guarantee as to their operability or efficiency can be given.

**FIRST TIME BUYERS \* INVESTORS \* UNIQUE APARTMENT ON THIS DEVELOPMENT \*** This is a great opportunity to purchase a one-of-a-kind apartment in Darlington Court, Cheshire. Located within walking distance to Widnes town centre and close to the Mersey Gateway Bridge, you will see that the property is ideally located to not only reach the immediate town centre by foot, but also the wider Cheshire and Merseyside areas by car or public transport. The apartment is a large one bedroom apartment but importantly has the same dimensions as the majority of the 2 beds on site and given the layout of the bedroom, could be converted to a 2 bedroom OR have a walk-in wardrobe fitted. This apartment is also privately situated on the top floor with no neighbouring flats. The building has a secure entry system and the apartment comes with one allocated parking space. Offered with vacant possession. Viewings available day/night. Get in touch with us today to find out more (either through our website or by texting DARLINGTON to 07961 720106 for a call back). Thanks for your interest!

# Energy performance certificate (EPC)

19 Darlington Court  
WIDNES  
WA8 7ST

Energy rating

C

Valid until:

31 July 2033

Certificate number: 6600-1199-1022-1006-0873

Property type

Top-floor flat

Total floor area

43 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

