



## Flixton Court Rivenhall Close

Great Sankey, Warrington, WA5 3UJ

Price **£120,000**



Sapphire Homes are delighted to offer For Sale this wonderfully presented 2 bedroom top (second) floor apartment on a recently built development which is offered at 20% below market value. The property is subject to a starter homes discount and requires a first time buyer aged 23-40 and you will receive 100% of the property ownership for 80% of the purchase price. The property is situated within the Miller Homes built development less than 3 years old, with NHBC guarantees and is of wonderful standard whilst being ideal for commuters to both Manchester and Liverpool with motorway and transport links being a few minutes away as well as being close to local amenities. In brief the accommodation comprises of entrance / hallway with storage cupboard, large open plan living / dining area which leads into an open plan modern fitted kitchen. The hallway also provides access to two spacious bedrooms and a family bathroom with three piece modern suite in white with shower over bath. The apartment is warmed by central heating and also benefits from UPVC double glazing and modern tasteful décor throughout. Externally the apartment comes with an allocated parking space to the rear of the building. This apartment is a real credit to the current owners so please call today to arrange a viewing .



## GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Bedroom 1

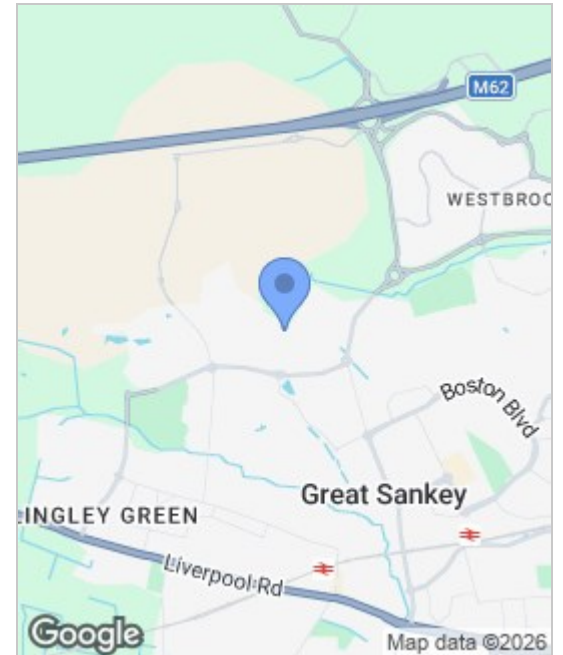
Bedroom 2

Bathroom

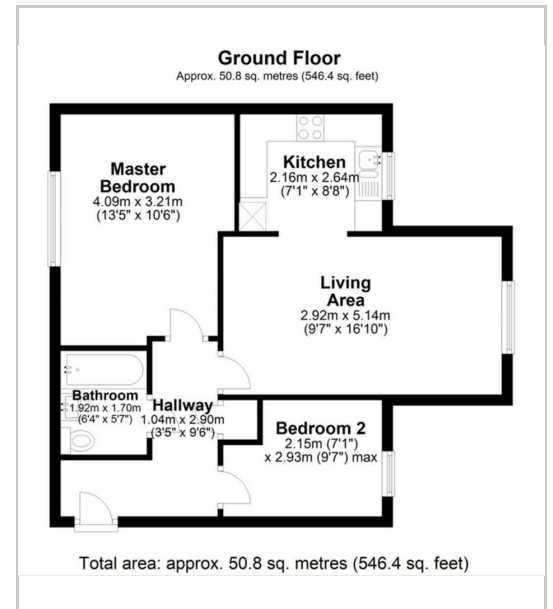
## EXTERNAL

Allocated Parking Bay

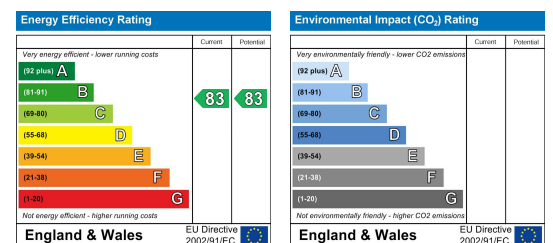
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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