

Waterway Park, Warrington, WA4 1NF



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LIVING

Waterway Park, Warrington, WA4 1NF

Looking to get onto the property ladder but struggling to find the right place? Helena Living could have the key to owning your own home.

Helena Living offers a range of affordable ownership options in the North West on homes of award-winning design with high quality kitchens and bathrooms and packed full of extras.

Take a look around our website to find out more about our:

- Bespoke solutions – tailor made for you.
- Affordable home ownership – space, freedom, somewhere to grow. Own 100% of the property for less through shared equity or part-own through shared ownership. Get clear information about our options.
- Award-winning design – stylish living at a price you can afford.
- Added benefits – love the extras. Quality kitchens, bathrooms, flooring, carpets, eco-friendly additions, as well as affordable housing information and advice.

Helena Living is part of Helena Partnerships, a Merseyside-based housing association, with an excellent reputation and track record for investment and delivery in its homes and communities.



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Waterway Park

A stunning development of two, three and four bedroom homes available through shared equity, meaning you own 100% of the property without raising 100% of the funds.*

Waterway Park is located in Latchford, Warrington, close to Warrington Town Centre's amenities and major motorway networks.

The homes are spacious, stylish and affordable, designed to meet current and future needs. With high quality finishes, including beautiful kitchens and bathrooms, the homes also benefit from off-road parking and a variety of extras, including stainless steel Zanussi oven, hob and extractor.

*Shared equity offers people the chance to own 100% of the property through an equity loan of up to 20%, which means that you may only need to raise fund to the value of 80% of your new home (made up of your deposit and mortgage). To buy one of our shared equity homes you may only need a 5% deposit, depending on your mortgage lender.



The Wye at Waterway Park.

Four-bedroom mews house.

Shared equity price: £141,600



The Ribble at Waterway Park.

Three-bedroom mews house.

Shared equity price: £132,200



The Avon at Waterway Park.

Two-bedroom mews house.

Shared equity price: £98,400



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The spec:

- Premier Guarantee - 10 year New Home Warranty
- Meets Lifetime Homes standard for future adaptability
- Excellent Sustainable Homes Code standard

High quality at a price you can afford:

- White painted walls with white woodwork
- White 6 panelled internal doors
- Chrome effect sockets/switches to kitchen
- Low energy light fittings where appropriate
- Fuse spur for alarm and electric fire (alarm and fire not supplied)
- Curtain battens to each room – except bathroom
- Chrome effect ironmongery throughout
- White upvc double glazing throughout
- Secure doors with multipoint locks
- TV aerial in loft
- Ideal Logic Condensing Combination Boiler

Bathroom & Downstairs WC

- Twyford's 'Alcona' WC's and WHB
- Roca bath
- Vanity unit in bathroom
- Deva Milan chrome-effect thermostatic over-bath shower
- Glass shower screen to bath
- Beautiful part-tiled bathroom
- Light fittings to bathroom and downstairs WC
- Wood-effect vinyl flooring

Kitchen

- Modern fitted kitchen and worktops
- Moore's 'Jazz' range kitchen units
- Stainless steel Zanussi: electric oven (A rated) and chimney hood
- Wood-effect vinyl flooring
- Modern curved light fitting
- Ventilation Vent-Axia BAS100SLT – axial fan

Outside

- Turfed rear garden
- Fencing to rear garden
- Shed to rear garden with cycle bolt & shed lock
- Gate lock
- Lantern to front and security light to rear
- Rotary drier
- Water butt in rear garden

*Features and specification may be subject to change without prior notice



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