



Bovey Court, St Austins Lane | Warrington | WA1 1HE

EDWARD  
mellor





TO BE SOLD BY ONLINE AUCTION ON 11TH FEBRUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

2 Bovey Court, St Austins Lane, Warrington, WA1 1HE.

Ground floor apartment comprising hall with intercom entry phone, lounge, kitchen with built in oven and hob, two bedrooms – one with ensuite, second bathroom. Secure allocated parking. Electric heating and double glazing. Vacant possession. Situated just steps away from both the Golden Square Shopping Centre which has over 100 stores and the new Time Square which offers a wide range of entertainment, it is also just down the road from Queens Gardens and Palmyra Square.

\*\* VIRTUAL TOUR COMING SOON \*\*

### Additional Information

Here is a similar property taken from Land Registry which has sold close by that highlights the potential:

20, Knightsbridge Court, Palmyra Square North, WA1 1TA sold on 26/09/2025 for £147,000 Flat 2 beds 0.12 mi

The nearby motorway system brings Manchester, Liverpool and Chester within easy commuting distance and there are fast and frequent train services to London from local Stations including Warrington Bank Quay. Manchester International Airport and Liverpool John Lennon Airport are also within easy reach. Tenant ready property rental values in the area are in the region of £850 to £900 per month. EPC rating C.

### Auction consultant dealing with this property

Millie Whyers-Cropper

### In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

### Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

### Ground Floor



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Plan produced using PlanUp.

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## Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 104 Years

## EPC Rating

- Annual Service Charge: £1404

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*