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Eagle Way, Warley

Offering a spacious floorplan and situated on the fifth floor of this redevelopment of the ex-Ford HQ building in Warley, WN Properties are proud to offer for long term rent this double bedroom, en-suite apartment. Communal facilities include a coffee shop, lounge/workspace with gym (separate charges apply) and cinema room. The property features an open-plan reception/kitchen, utility room, guest WC and an allocated parking space for one car. Available early July 2025, unfurnished. EPC D.

£1,400.00 pcm

Council Tax Band D

01277 225191
lettings@wnproperties.co.uk



Communal entry and secure access to Floor 6 via lift or stairs

Entrance Lobby

Guest WC - fitted white suite

Utility Room 6' 6" x 6' 3" (1.98m x 1.90m)
Free standing washer/dryer

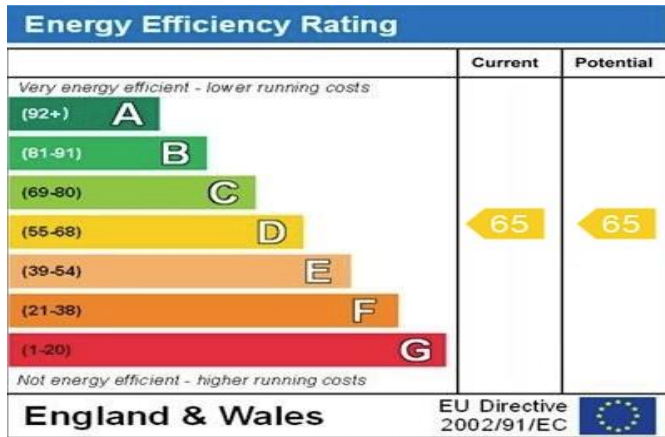
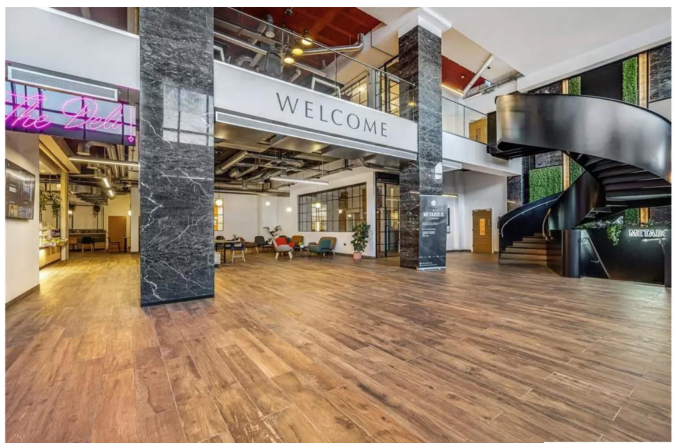
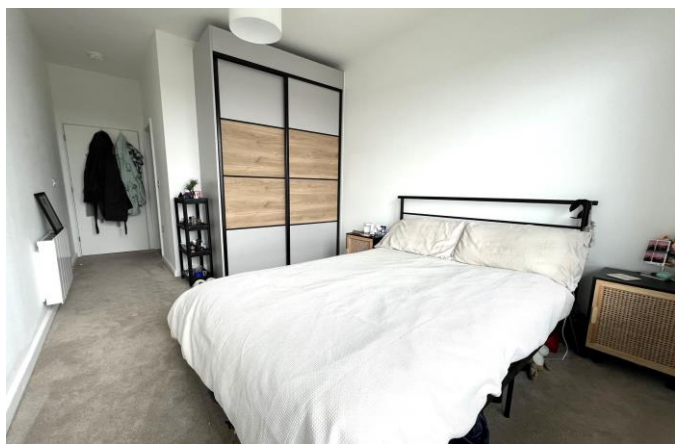
Kitchen/Lounge/Diner ('L' Shaped) 29' 10" max x 12' x 19' 2" max > 9' 11" (9.09m > 3.65m x 5.84m > 3.00m)
Appliances include: Four ring ceramic hob, single electric oven, cooker hood, integrated fridge/freezer and slimline dish washer.

Bedroom 11' 0" to rear of wardrobes plus recess x 8' 11" (3.35m x 2.72m)
Fitted wardrobe with sliding doors. Further door in recessed access to;

En-suite
Comprehensively fitted to include; back to wall WC, wall mounted wash hand basin, panelled bath and enclosed shower cubicle.

Exterior - Communal front and rear gardens
Currently the allocated parking spaces are being built, so there is temporary communal parking for residents provided. Estimated finalisation of parking areas is late July/early August 2024 (to be confirmed).

Central House features
Concierge desk Mezzanine floor residents seating and workstations Lower ground floor cinema room, pool room and access to gym (this is subject to additional charges)



HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.