



## Pyramid Court, Winmarleigh Street, Warrington

£850 PCM

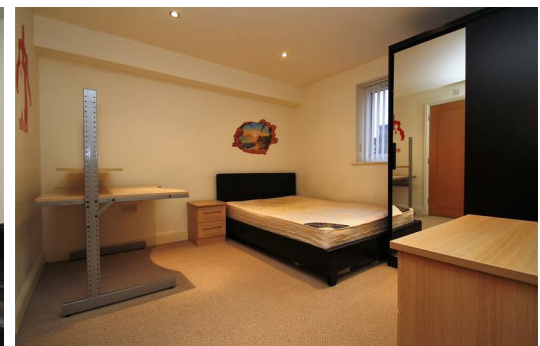
Located smack bang in the heart of Warrington's Cultural Quarter, is this modern two bedroom apartment offering peace and tranquility from the hustle and bustle of the town's thriving centre.

Inside this cracking pad you'll find a spacious open-plan kitchen and living room, two large double bedrooms with oodles of space and a swish, modern family bathroom as well as an en-suite. Not only is this apartment perfect, the location couldn't be better. Warrington Bank Quay train station is close by - less than a mile to be exact - so this property is pretty perfect for young working professionals commuting in/out of the town.

This must-see property offers a fantastic opportunity to live in a 'canal-side' central development with the perks of several transport options/connection links and all the benefits of Warrington town centre on your doorstep.

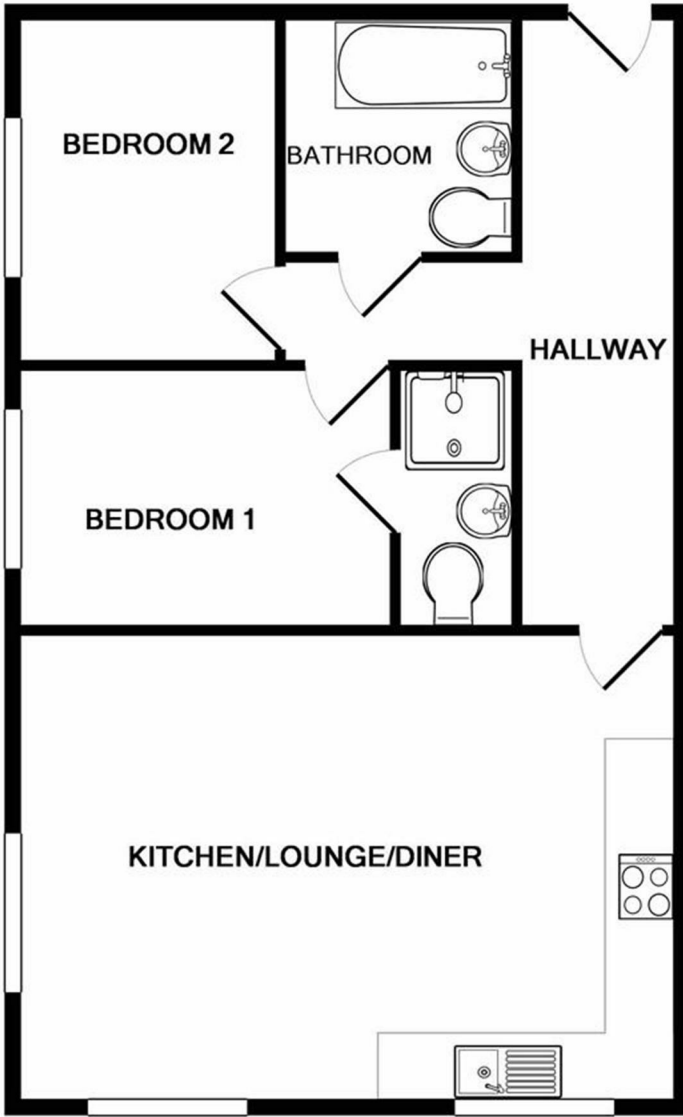
And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary. Although the development is 'canal side', this particular apartment does not have canal views.

\*Available now\* Council Tax Band B. 12 month tenancy. Deposit £980.



7 Pyramid Court Winmarleigh Street, Warrington, Cheshire, WA1 1AG

Lounge/Kitchen/Diner  
18'9" x 17'2" (5.74 x 5.24)  
Bedroom 1  
11'1" x 10'8" (3.40 x 3.26)  
Bedroom 2  
10'4" x 8'7" (3.16 x 2.64)  
En-Suite  
11'2" x 3'11" (3.42 x 1.20)  
Bathroom  
6'9" x 6'0" (2.08 x 1.84)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	82	85	88