



## Gladstone Mews Gladstone Street, Warrington, WA2 7LG

**Asking price £103,000**

\*\*\*INVESTORS ONLY\*\*\*

CityRise is thrilled to present this stunning 1-bedroom apartment situated in the heart of Warrington. It is strategically located in a thriving urban centre with easy access to amenities, public transportation, and key landmarks.

The apartment appeals to a broad tenant profile, including young professionals, couples, and individuals seeking a modern and well-connected living space. It comprises an open-plan kitchen-living space, a spacious bedroom and a modern bathroom.

Warrington is named as one of the top 25 postcodes in the country for buy-to-let investment, with a healthy and promising rental market. If you're considering buy-to-let in Warrington, the expected rental yields make it an attractive option for savvy investors looking to maximise their returns.

Get in touch with us if you'd like more information about this property or other buy to let opportunities.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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