



## Flat 10 Wycliffe Court

Bewsey Street, Warrington, WA2 7JE

£112,500

IMMACULATE FIRST FLOOR APARTMENT, FANTASTIC LOCATION IN THE CENTRE OF WARRINGTON TOWN, GREAT FIRST HOME OR BUY TO LET, SPACIOUS ACCOMMODATION, LOVELY OPEN PLAN LIVING SPACE, MAIN BEDROOM WITH ENSUITE, DOUBLE SECOND BEDROOM, BATHROOM, ALLOCATED PARKING.

Boasting a Fabulous Position right in the Town Centre this well balanced apartment rents for £845.00 per calendar month, making it a great buy to let or first home. Both train stations are within a short walk for anyone looking to commute along with motorway networks. The accommodation comprises Entrance Hallway. Bright Open Plan Living Space with Modern Kitchen and Integrated Appliances, Master Bedroom with Ensuite, Double Second Bedroom, Storage and Bathroom. Externally there is a secure Intercom Entry and Allocated Parking.

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## Viewing

Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.

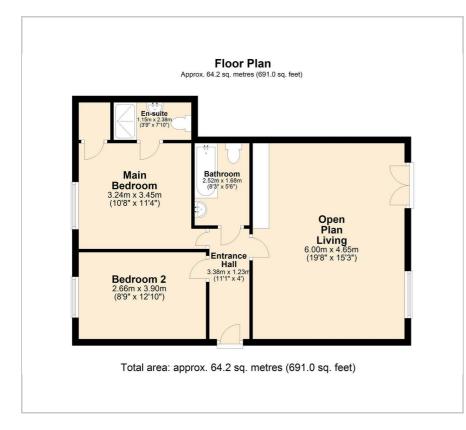








## Floor Plan Area Map





## **Energy Efficiency Graph**

				Current	Potentia
Very energy efficient - los	wer running c	osts			
(92 plus) A					
(81-91) B				83	83
(69-80)	2				
(55-68)	D				
(39-54)	E				
(21-38)		F			
(1-20)			G		
Not energy efficient - hig	her running o	osfs			









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