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## 16 Ashfield Gardens, Warrington, WA4 1PQ

**£695 PCM**

SECOND FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN KITCHEN AND LIVING ROOM, OFF ROAD PARKING.

Howell & Co. are pleased to present to the rental market this lovely 1 bedroom second-floor apartment. Available part furnished and presented to a high standard throughout, this property is ideal for any working professional.

With access to all rooms on one floor, the property briefly comprises, entrance hallway, 3piece bathroom suite with shower over the bath. 1 spacious double bedroom, large open plan living area/ dining room and fully fitted kitchen with integrated appliances.

Available from the first week in July, this apartment won't be on the market for long, so book your viewing now!

**EXTERNAL**



**KITCHEN**



**LIVING ROOM**



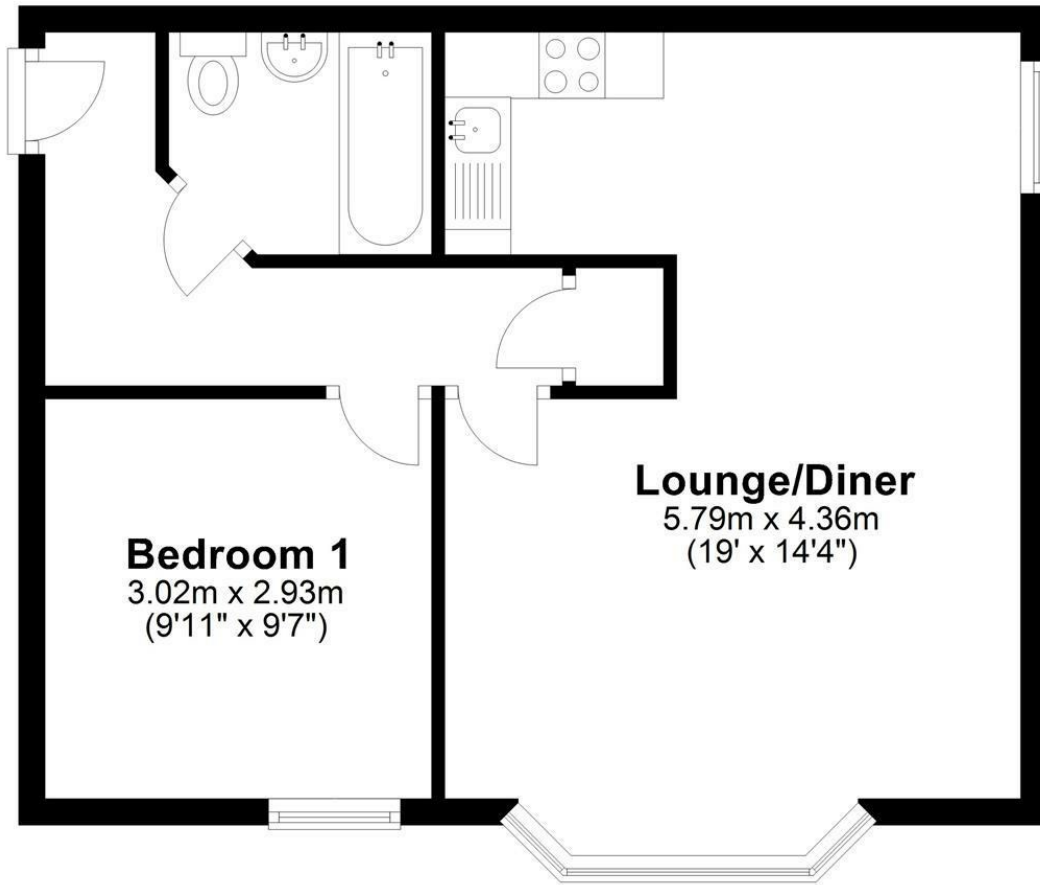
**BEDROOM**



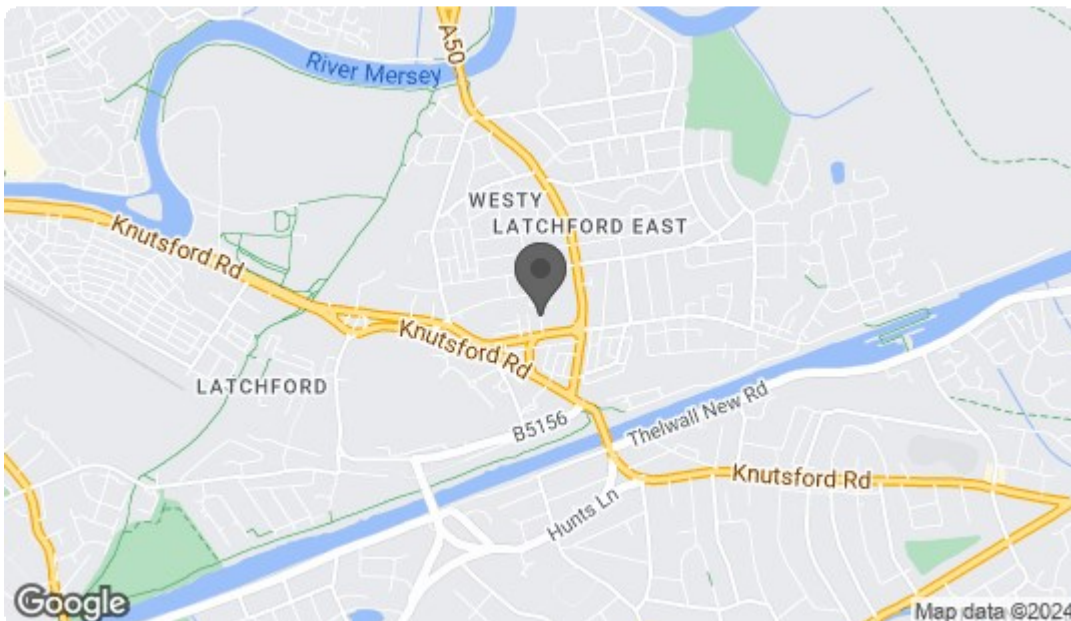
**BATHROOM**

# Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 43.5 sq. metres (468.2 sq. feet)



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