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## 20 Victoria Gardens Kingsway South, Warrington, WA4 1TH

**£725 PCM**

FIRST FLOOR APARTMENT, ONE BEDROOM, PRIVATE ENTRANCE, OPEN PLAN LAYOUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR LOCATION, CLOSE TO LOCAL AMENITIES, VIEWING RECOMMENDED.

We are delighted to offer for rental this first floor apartment located on Victoria Gardens, close to local amenities.

The accommodation, which has its own private entrance, briefly comprises: private entrance with stairs leading up, hallway with storage cupboards, open plan lounge and kitchen with built in oven and gas hob and white goods, double bedroom and bathroom/w.c.

Benefitting from gas central heating and Upvc double glazing, the property also has off road allocated parking.  
Available now, viewing recommended.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

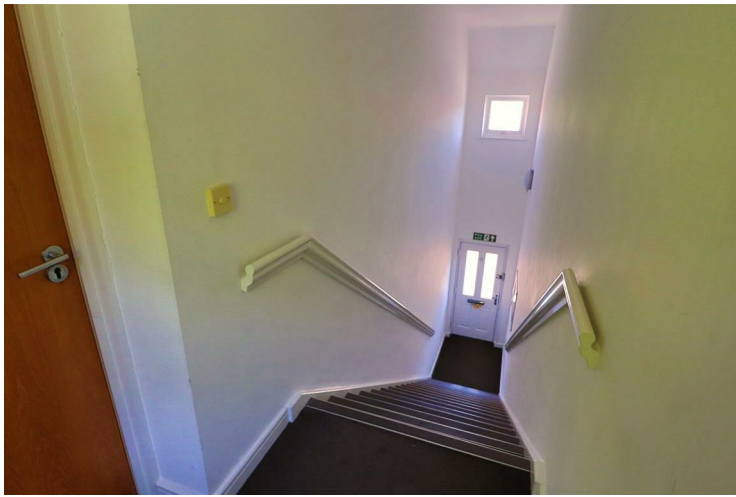


## EXTERNAL



Externally this property has off road allocated parking and communal gardens.

## ENTRANCE



The property has a private entrance, with stairs leading to the apartment front door. With intercom entry system.

## HALLWAY



With light carpeted flooring and two storage cupboards. Intercom entry

## KITCHEN



With a range of cream wall and base units, incorporating stainless steel sink with mixer tap, oven and gas hob with extractor over, integrated fridge, freezer and washing machine. With a upvc double glazed window to the rear elevation.

## LIVING ROOM



Large living space open plan to the kitchen, with wood flooring and a Upvc double glazed window to the front elevation.

## BEDROOM



Good sized bedroom with a Upvc double glazed window to the front elevation.

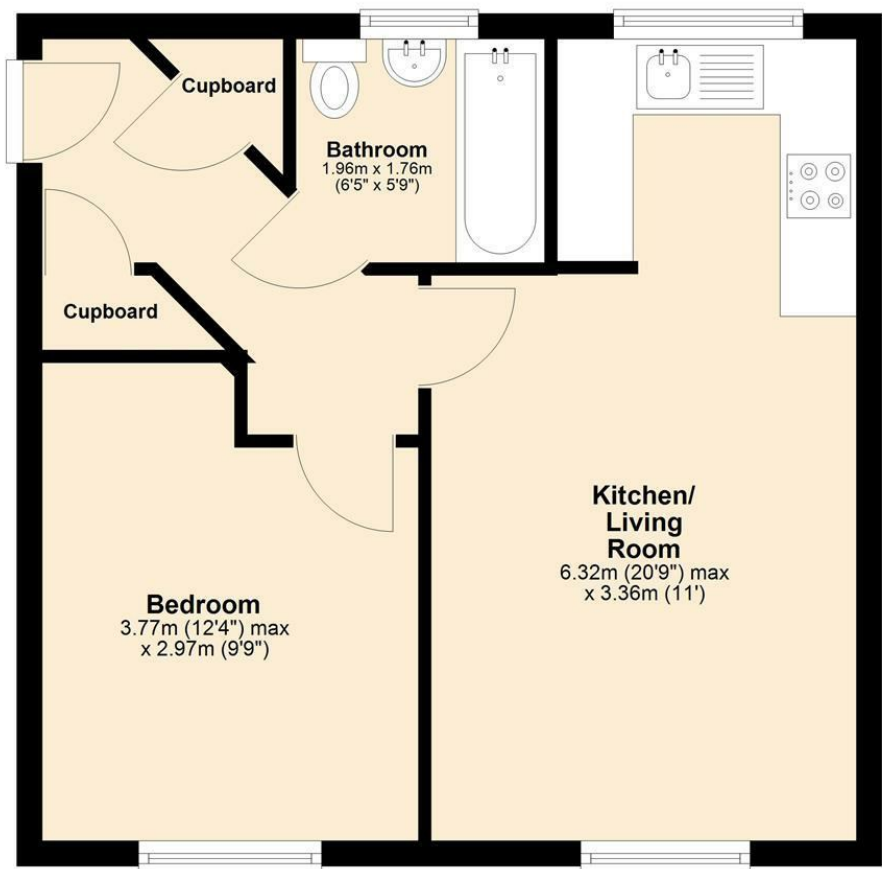
## BATHROOM



Modern bathroom with a three piece suite comprising low level w.c, pedestal hand wash basin, bath with shower over and glass screen. with part tiled walls and a upvc double glazed window to the rear elevation.

# Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 40.6 sq. metres (437.2 sq. feet)

