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## 64 Monks Place, Warrington, WA2 7DX

**£700 PCM**

FIRST FLOOR APARTMENT, ONE BEDROOM, WHITE GOODS INCLUDED, FRESHLY PAINTED AND NEW CARPETS, UPVC DOUBLE GLAZING, OFF ROAD PARKING, POPULAR LOCATION, CLOSE TO LOCAL AMENITIES, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer for rental this first floor apartment located on Monks Place, close to local amenities.

The accommodation, which has been freshly painted and newly carpeted throughout, briefly comprises: Entrance hallway, open plan lounge and kitchen with built in oven and electric hob and white goods, double bedroom and shower room/w.c.

Benefitting from Upvc double glazing, the property also has off road parking.  
Available now, viewing recommended.

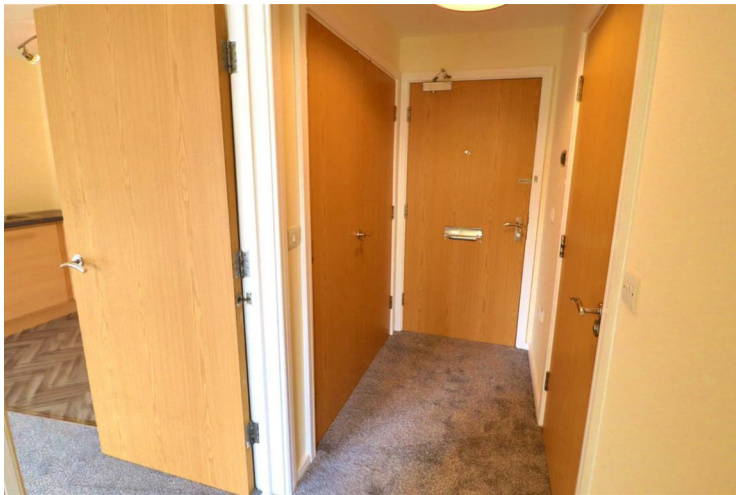
The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M62 motorways, which allow for easy commuting.



## COMMUNAL ENTRANCE

With stairs leading to the apartment.

## HALLWAY



With intercom entry system, built in storage housing washing machine.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and hob with extractor and stainless steel back plate, and free standing fridge.

## LIVING ROOM



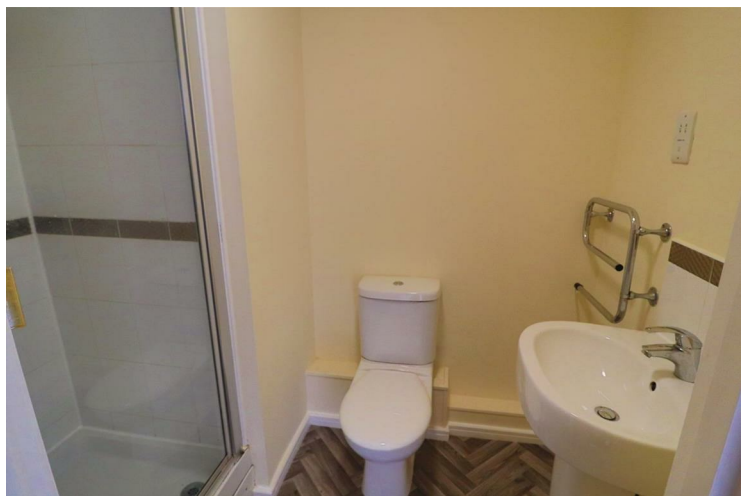
With Upvc double glazed sliding door to Juliet balcony, open plan to the kitchen.

## BEDROOM



Double bedroom with a Upvc double glazed window.

## SHOWER ROOM



Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and shower enclosure with glass screen, extractor.

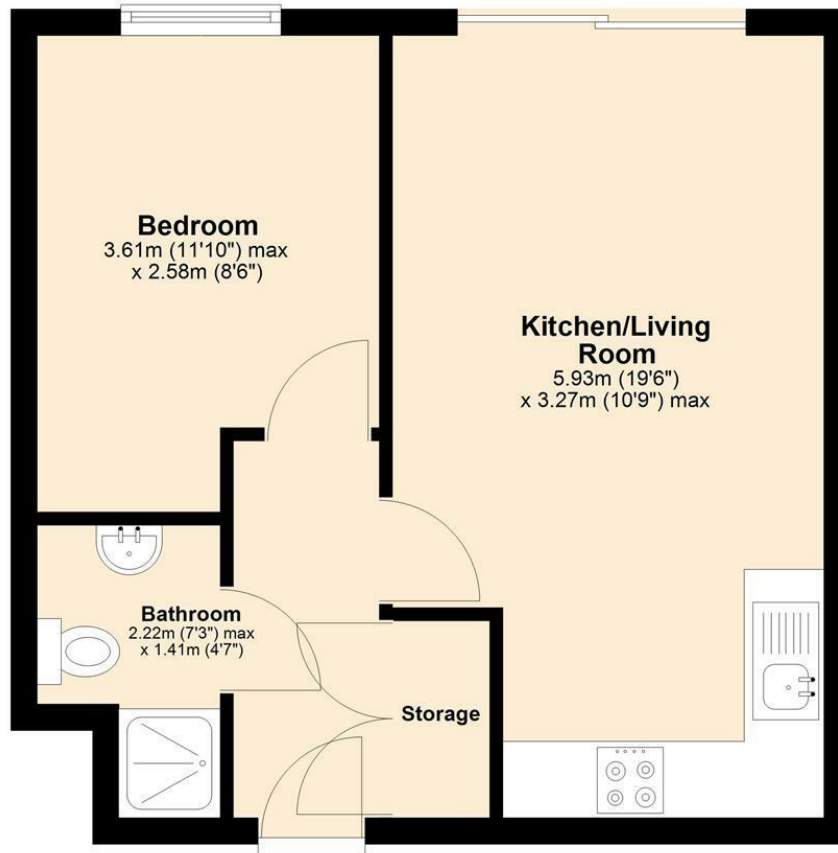
## EXTERNAL



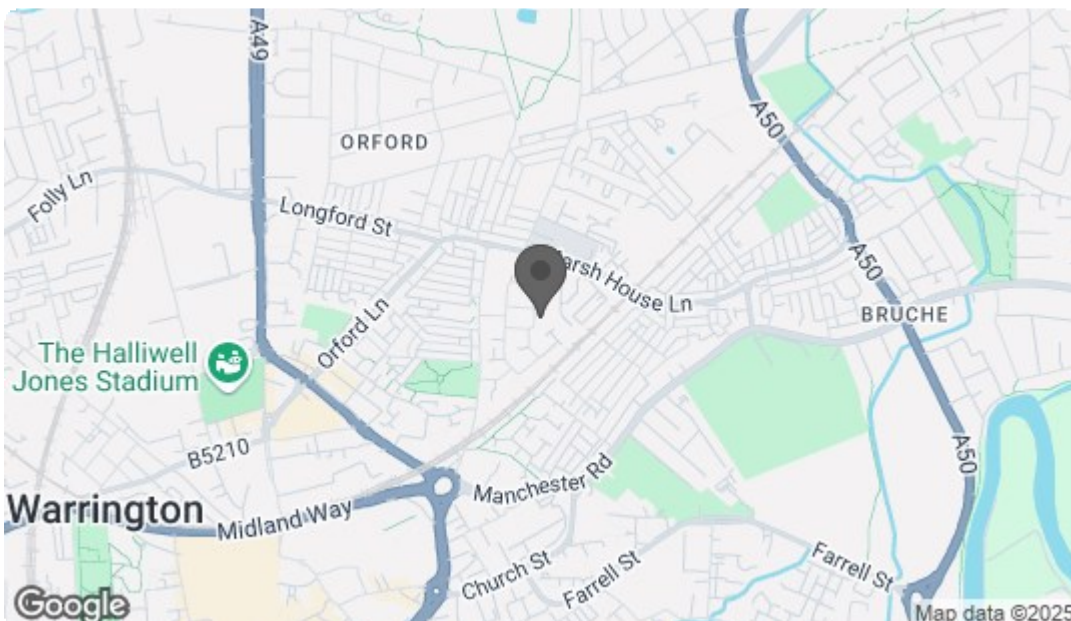
Externally this property has off road parking and an intercom entry system.

# Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 34.9 sq. metres (375.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		