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19 Victoria Gardens, Warrington, WA4 1TH

£799 PCM

FIRST FLOOR APARTMENT, TWO BEDROOMS, KITCHEN WITH GAS HOB, BATHROOM WITH SHOWER OVER BATH, OPEN PLAN LIVING AREA, INTERCOM ENTRY SYSTEM, OFF ROAD PARKING SPACE, JULIET BALCONY, GREAT LOCATION, VIEWING RECOMMENDED

Howell and Co. are thrilled to offer for rent, this two bedroom, part furnished, first floor apartment, located on 19 Victoria Gardens. The property benefits from Upvc double glazing and gas central heating. The accommodation briefly comprises: entrance hallway, kitchen complete with integrated appliances/white goods, oven and gas hob, large family living and dining room including cream sofa and dining table, master bedroom with double bed, second bedroom, and modern bathroom.

Externally, this property has an allocated off-road parking space and intercom entry system. The property is available from the 1st of April and viewing is highly recommended.

The property is conveniently located in the heart of Latchford Village very close to local amenities. Latchford is close Warrington's main railway lines where there are fast and frequent train services to from both Warrington Bank Quay and Warrington Central Station. And the nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance.

EXTERNAL



Externally, the accommodation has intercom entry system, key code access and off road allocated parking.

HALLWAYS



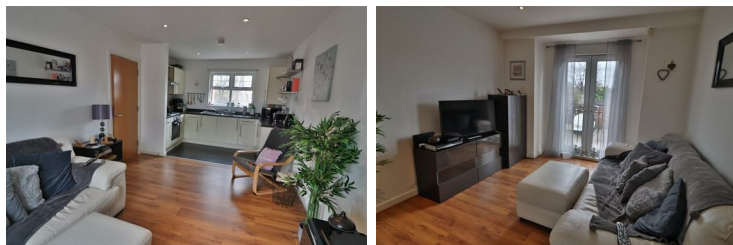
With intercom entry system and two storage cupboards.

KITCHEN



Kitchen with a range of modern wall and base units, incorporating integrate white goods such as fridge, freezer and washing machine, including oven and gas hob, with extractor over. With aa Upvc double glazed window.

LIVING/ DINING ROOM



Spacious living area, with large cream sofa, dining table, and Upvc double glazed Juliet balcony.

MASTER BEDROOM



Great size master bedroom, including double bed and fitted

wardrobe with mirrored sling doors, and a Upvc double glazed window.

SECOND BEDROOM



Single bedroom, with a Upvc double glazed window.

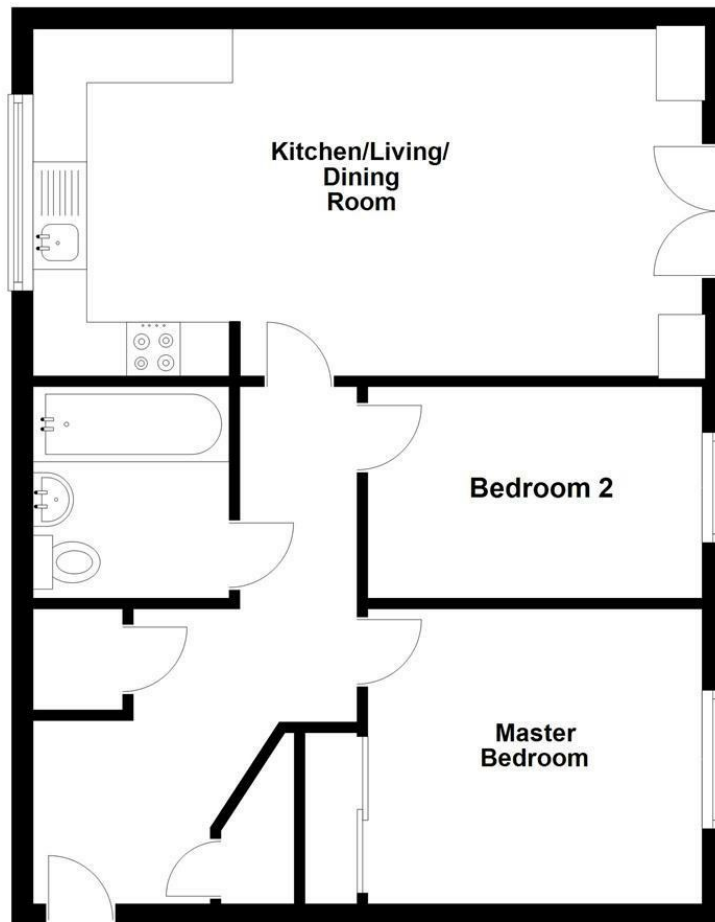
BATHROOM



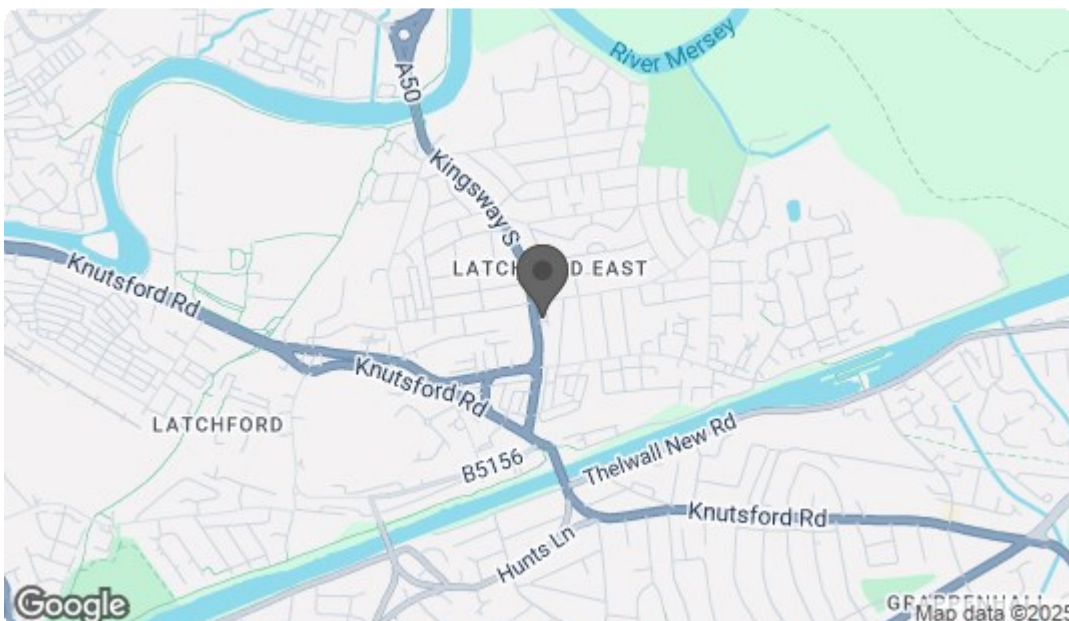
Modern three piece bathroom suite, comprising of bath with shower over, low level w.c and a pedestal hand wash basin.

Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 52.6 sq. metres (566.6 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		