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70 Clearwater Quays, Warrington, WA4 1DE

£800 PCM

AVAILABLE FOR A 6 MONTH LET, FABULOUS TOP FLOOR APARTMENT, TWO BEDROOMS, LOUNGE WITH FRENCH DOORS OPENING TO A "JULIETTE BALCONY", KITCHEN WITH BUILT IN OVEN AND HOB, FULLY FURNISHED, POPULAR LOCATION, CLOSE TO LOCAL AMENITIES RESIDENT PARKING, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer this immaculate fully furnished two bedroom apartment which offers good sized accommodation and is situated in a sought after location. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with French doors opening to a "Juliette" balcony, fitted kitchen with built in oven and hob, two bedrooms and a bathroom/w.c. Externally the property has resident parking. Short term SIX MONTH LET.

ENTRANCE HALLWAY

With storage cupboard, intercom entry system.

LOUNGE



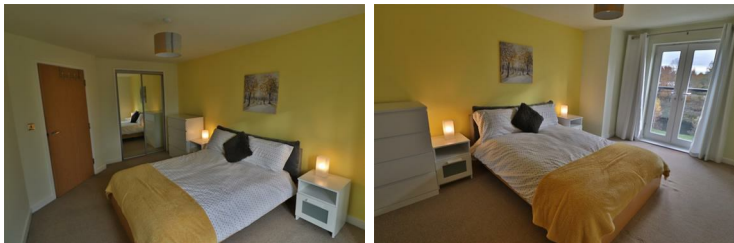
With Upvc double glazed French doors leading to a "Juliette" balcony.

KITCHEN



With a range of wall and base units incorporating a 1 1/2 bowl sink unit, built in stainless steel electric oven and gas hob with extractor above, part tiled walls, washing machine, Upvc double glazed window to the rear elevation.

BEDROOM ONE



Attractive master bedroom with Upvc double glazed French doors leading to a "Juliette" Balcony, fitted mirrored wardrobes.

BEDROOM TWO



With a Upvc double glazed window.

BATHROOM/W.C

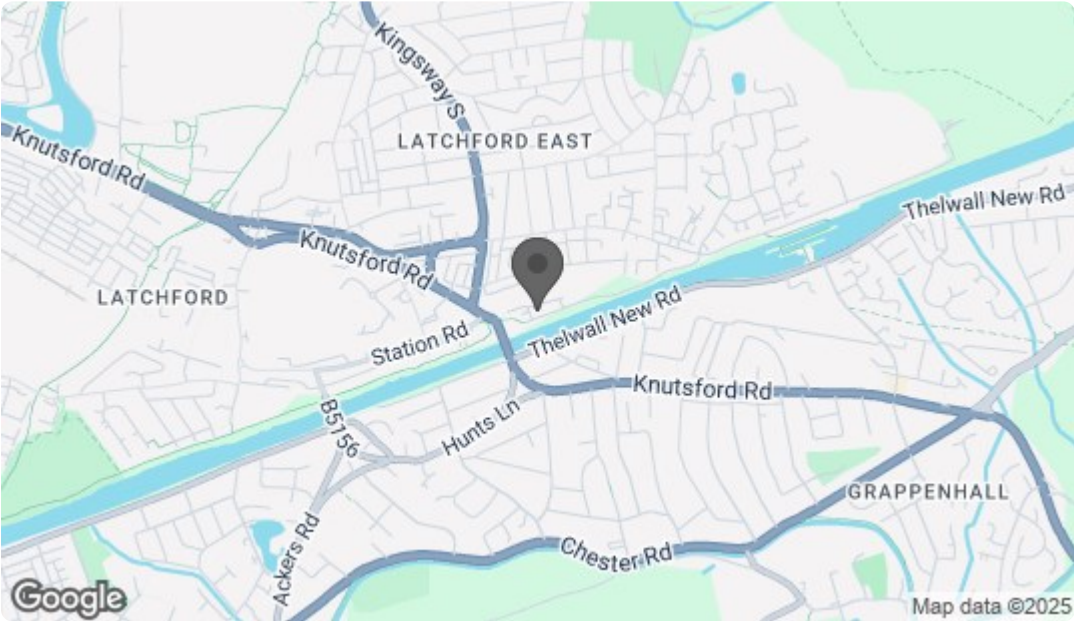


Fitted with a low level w.c, wash hand basin, and panelled bath with shower, part tiled walls, shaver point, extractor unit.

OUTSIDE



Externally the property has residents parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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