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## 753a Knutsford Road, Warrington, WA4 1JY

**£720 PCM**

FIRST FLOOR APARTMENT, LARGE DOUBLE BEDROOM, KITCHEN WITH OVEN AND HOB, BATHROOM WITH BATH AND SHOWER, LARGE LIVING AREA, POPULAR LOCATION AND CLOSE TO LOCAL AMENITIES, UPVC DOUBLE GLAZING, REAR ACCESS TO PROPERTY, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED

Howell and Co. are delighted to offer to the rental market this immaculate first floor apartment. Located in popular area, the heart of Latchford village, therefore benefiting from being close to local amenities. This property briefly comprises a fully fitted kitchen with oven and hob appliances, bathroom with shower over bath, a large double bedroom, and a very spacious living/ dining area. This apartment is complete with UPVC double glazing

This property is available now, viewing is highly recommended.

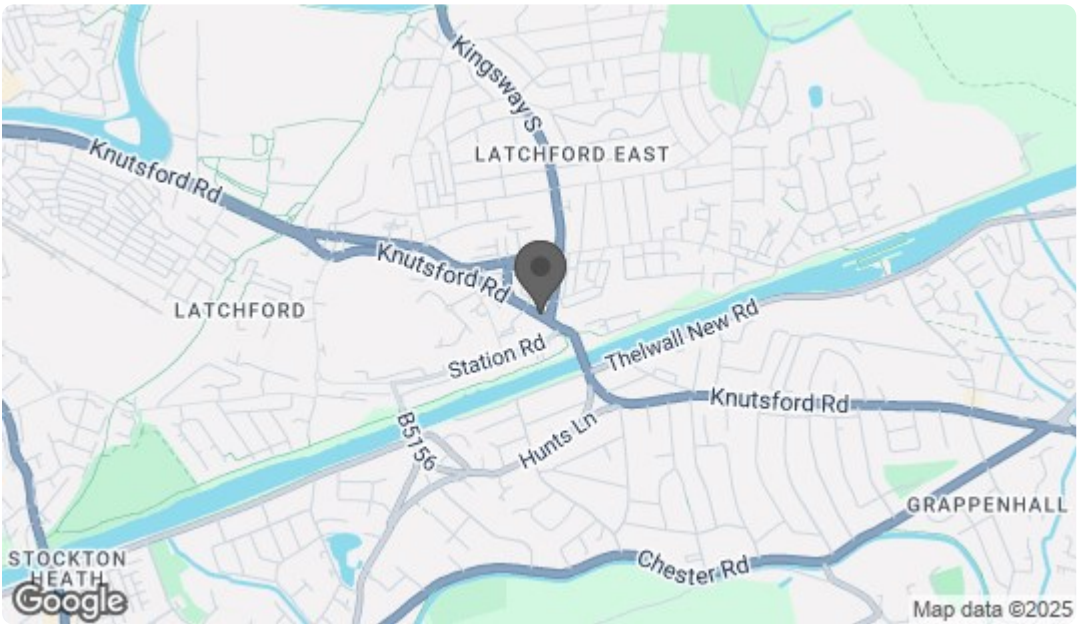


Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 54.1 sq. metres (582.8 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		
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