



**Mark Antony**  
SALES & LETTING AGENTS

**TO LET**



**Warrington Road, Rainhill**  
Prescot, L35 4LP

**£2,000 Per Month**  
Unfurnished



Santa Rosa Boulevard  
Chapelford  
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Warrington  
Cheshire  
WA5 3AG

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## Property Features

- First Floor Apartment
- Two Double Bedrooms
- Luxury Design Throughout
- Two parking spaces available
- Council tax band B

## DESCRIPTION

Welcome to this exquisite two-bedroom apartment located on Warrington Road in the charming area of Rainhill, Prescot. This property boasts a modern and stylish design, perfect for those seeking a comfortable and convenient living space.

As you step into this apartment, you are greeted by an open plan living area that is both spacious and inviting. The high-quality finishing's throughout the property add a touch of luxury to the space, creating a warm and welcoming atmosphere.

One of the highlights of this apartment is the balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area. The first-floor location provides a sense of privacy and tranquility.

With two well-appointed bedrooms and three bathrooms, including an en-suite for added convenience, this apartment offers ample space for comfortable living. The secure gated entry provides peace of mind, ensuring the safety and security of residents.

Furthermore, the property comes with parking for two vehicles.

Don't miss the opportunity to make this beautiful apartment your own and experience the best of modern living in the heart of Rainhill. Contact us today to arrange a viewing and take the first step towards calling this wonderful property your new home.

Note to Prospective Tenants  
Property available from 30th August 2024

Appliances included - oven, hob, washing machine, fridge freezer, dishwasher. All integrated

Gated access

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

Rental available from: 30th August 2024

### Notes:

- 1) Mark Antony Estates has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances, services or socket outlets or cables including; Electrical, Telephone, TV and Satellite have not been tested and are not guaranteed.
- 2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to make an offer.