



**Mark Antony**  
SALES & LETTING AGENTS

# To LET



**Wilderspool Causeway,**  
Warrington, WA4 6LA

**£750 Per Month**  
Furnished





## Property Features

- One Bedroom Apartment
- Open plan kitchen/Lounge
- Driveway parking in secure carpark
- Lift in the building
- Council tax Band: B

## DESCRIPTION

Discover this charming one-bedroom apartment nestled on Wilderspool Causeway in the vibrant heart of Warrington. Designed for both comfort and style, the spacious lounge provides the perfect retreat or an ideal spot to entertain. The modern fitted kitchen, complete with integrated appliances. One generously sized double bedroom. Practical features like a secure allocated parking space within a gated car park, along with visitor parking, offer peace of mind and accessibility. What truly elevates this property is the expansive park just behind the block—a haven for outdoor activities, relaxation, or a scenic stroll.

**Note to Prospective Tenants**

No pets allowed, allocated parking in gated carpark.

Appliances included: Oven, Hob, Extractor fan and washing machine

Furniture included: Couch, TV stand, Book shelf, side tables x 5, Desk chair, Wardrobe, Chester draws, Bed, Mattress. (Can be removed if not wanted)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(68-80) C		
(55-66) 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: 25th April 2025**

Santa Rosa Boulevard  
Chapelford  
Great Sankey  
Warrington  
Cheshire  
WA5 3AG

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### 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.