



68 Monks Place, Warrington, Cheshire, WA2 7DX

£825 PCM



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The apartment is situated on the 1st floor and briefly comprises of the following accommodation: Entrance hall, OPEN PLAN living area with Juliet balcony and a fitted kitchen, master bedroom with wardrobes and en-suite shower room, double size 2nd bedroom and bathroom. Off road parking can be found to the rear of the apartment block. The property overlooks a well maintained communal green with children's play area and is ideally located within walking distance of Warrington town centre, train stations and local amenities.

Description



Council Tax Band:

Monks Place, Warrington

Approximate Gross Internal Area :-
Total :- 57.07 sq m / 614 sq ft

The floor plan illustrates a rectangular property layout. At the top left is the Kitchen, which is part of a larger Open Plan Living Area. The Open Plan Living Area is the largest room, located in the top right. To the left of the living area is the Kitchen, which includes a sink and stove. Below the kitchen is a Bathroom. To the right of the kitchen and living area is a Bedroom. Below this bedroom is another Bedroom. At the bottom left is a second Bathroom. The plan includes dimensions for each room in both feet and meters. Arrows indicate the entrance and exit points of the property.

Room	Dimensions (ft)	Dimensions (m)
Open Plan Living Area	19'5" x 11'	5.91 x 3.36m
Kitchen	5'1" x 7'1"	1.54 x 2.17m
Bathroom	5'1" x 7'1"	1.54 x 2.17m
Bedroom	10'4" x 8'2"	3.14 x 2.50m
Bedroom	10'4" x 10'2"	3.14 x 3.10m
Bathroom	6'7" x 5'7"	2.00 x 1.70m

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales		
EU Directive 2002/91/EC		

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