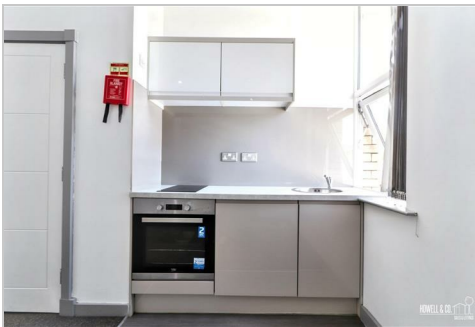


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## Arundel House Rylands Street, Warrington, WA1 1EN

**£600 Per Month**

BILLS INCLUDED (GAS, WATER AND ELECTRIC, AS WELL AS BROADBAND) | THIRD FLOOR APARTMENT | STUDIO - ONE BEDROOM | WELL PRESENTED THROUGHOUT | RECENTLY REPAINTED | INTERCOM ENTRY SYSTEM | COUNCIL TAX BAND A

Howell and Co are delighted to offer to the rental market, this beautifully presented studio apartment located on the third floor apartment of Arundel House, in Warrington Town Centre.

Well presented throughout, this property briefly comprises: A modern kitchen and living area, complete with integrated fridge freezer, good size bedroom and bathroom with corner shower.

Complete with a Upvc double glazed window and intercom entry system, this property is available immediately, and early viewing is recommended to avoid disappointment.

Gas, Electric, Water and broadband bills included in the rent. Tenant is responsible to pay the council tax bill.

Occupying a desirable location on in Warrington Town Centre, this accommodation is a short distance away from a range of amenities, railway stations and local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

## EXTERNAL



Externally, this property has secure intercom entry.

This property also has a communal laundry room in the basement.

## LIVING AND KITCHEN AREA



Modern kitchen area, with wall and base units. Incorporating fridge freeze, electric oven, a two ring electric hob, a stainless steel sink with mixer tap, and vinyl flooring. The counter top is new. Upvc double glazed window.

## BEDROOM



Good sized bedroom, complete with grey carpets.

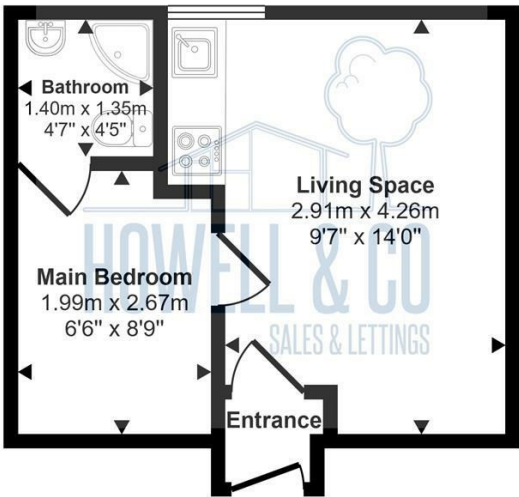
## BATHROOM



Modern three piece suite comprising of corner shower with glass doors, pedestal hand wash basin, and low level w.c., and storage cupboard. Complete with half tiled walls and new vinyl flooring.



Approx Gross Internal Area  
22 sq m / 233 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |