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HOWELL & CO.
SALES & LETTINGS

# Flat 22 Verden Court, Rose Creek Gardens, Warrington, WA5 3TU

## £145,000

*INVESTMENT OPPORTUNITY, TENANT IN SITU* STUNNING TOP FLOOR APARTMENT, TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM TO THE MASTER BEDROOM, IMPRESSIVE OPEN PLAN LOUNGE/DINING/KITCHEN AREA, UPVC DOUBLE GLAZING, ALLOCATED PARKING, LIFT ACCESS, CLOSE TO LOCAL AMENITIES AND TRAIN STATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for sale this stunning top floor apartment which is being offered on an INVESTMENT basis with a tenant currently on situ. Benefitting from Upvc double glazing, electric heating and close proximity to local amenities. The accommodation briefly comprises: Entrance hallway, impressive open plan lounge/dining/kitchen area, master bedroom with fitted wardrobes and ensuite shower room, second double bedroom with fitted wardrobes and a bathroom/w.c. Externally the property has allocated parking. Viewing highly recommended.

## ENTRANCE HALLWAY

With built in storage and utility area plumbed for a washing machine, wood laminate flooring, intercom entry system.

## OPEN PLAN LOUNGE/DINING/KITCHEN AREA

Impressive open plan space with t Upvc double glazed windows to the side elevation, Upvc double glazed French doors from the lounge area opening to a "Juliette" balcony. Kitchen area fitted with a range of high gloss wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with splash back and over head extractor unit, integrated fridge/freezer.

## MASTER BEDROOM

With a Upvc double glazed window, fitted wardrobes, access door leading. to the ensuite shower room

## ENSUITE SHOWER ROOM

Fitted with a low level w.c, pedestal wash hand basin and corner walk in shower enclosure, part tiled walls, heated chrome towel radiator, extractor unit.

## BEDROOM TWO

Second double bedroom with a Upvc double glazed window, fitted wardrobes.

## BATHROOM/W.C

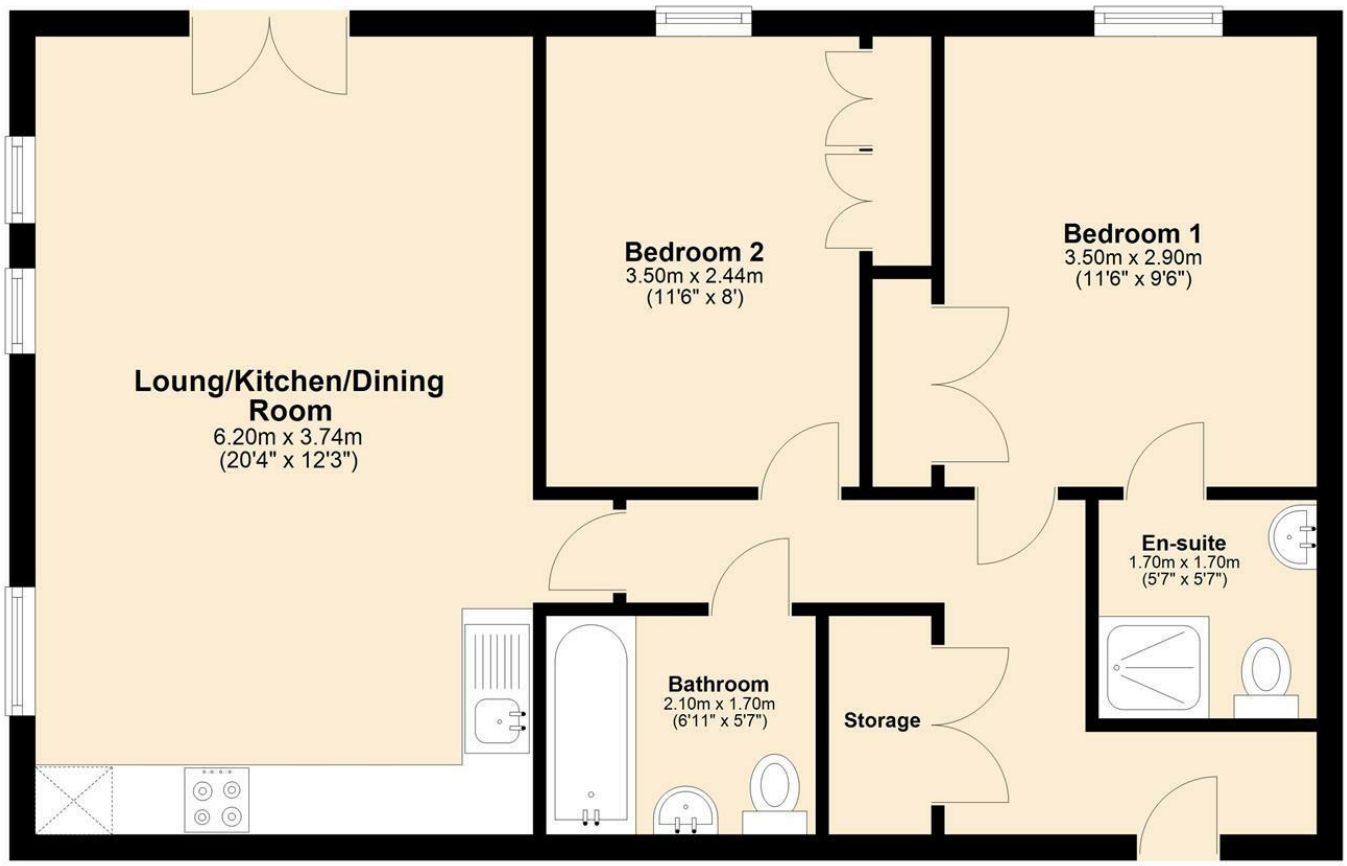
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, part tiled walls, extractor unit.

## OUTSIDE

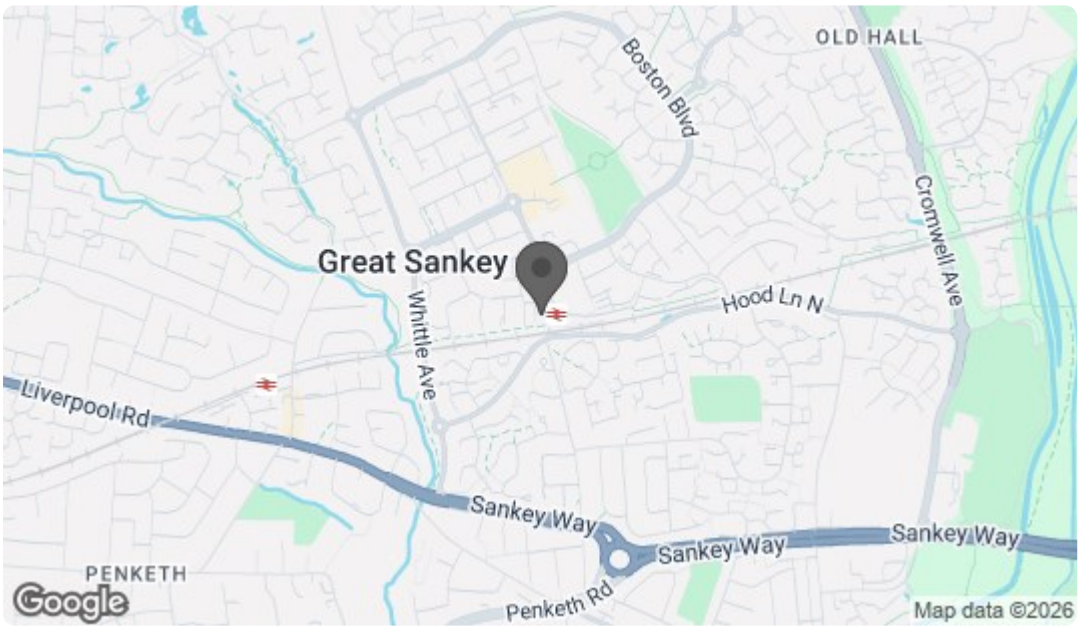
Externally the property has allocated parking.

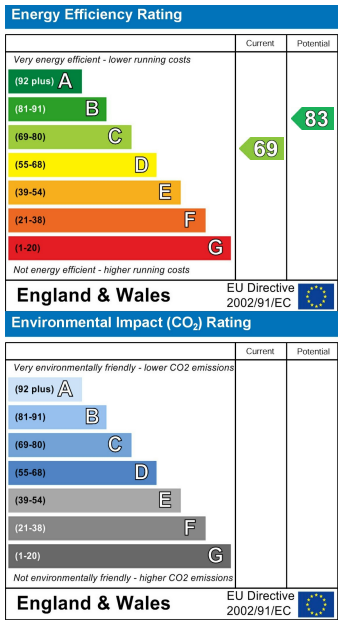
# Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)




Total area: approx. 63.2 sq. metres (680.7 sq. feet)

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