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## 92 Greenings Court, Warrington, WA2 7GH

**£750 PCM**

FABULOUS SECOND FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN LIVING KITCHEN AREA WITH PATIO DOORS OPENING TO A "JULIETTE" BALCONY, ALLOCATED PARKING, WITHIN EASY REACH OF THE TOWN CENTRE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for rent this second floor apartment which is located close to Warrington town centre and within walking distance of central train station giving access to Manchester and Liverpool.

The accommodation briefly comprises: Secure communal entrance with stairs and lift to second floor, entrance hallway, lounge/kitchen with built in oven and hob, bedroom and shower room, externally there is a secure allocated gated parking.

Viewing highly recommended.

### ENTRANCE HALLWAY

With wood laminate flooring, double doors opening to the utility/storage area, intercom entry control.

### OPEN PLAN LIVING/KITCHEN AREA



Attractive open plan living/kitchen area with Upvc double glazed patio doors opening to a "Juliette" balcony, wood laminate flooring, kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above and stainless steel back plate, under unit lighting.

### BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation, wood laminate flooring.

### SHOWER ROOM/W.C

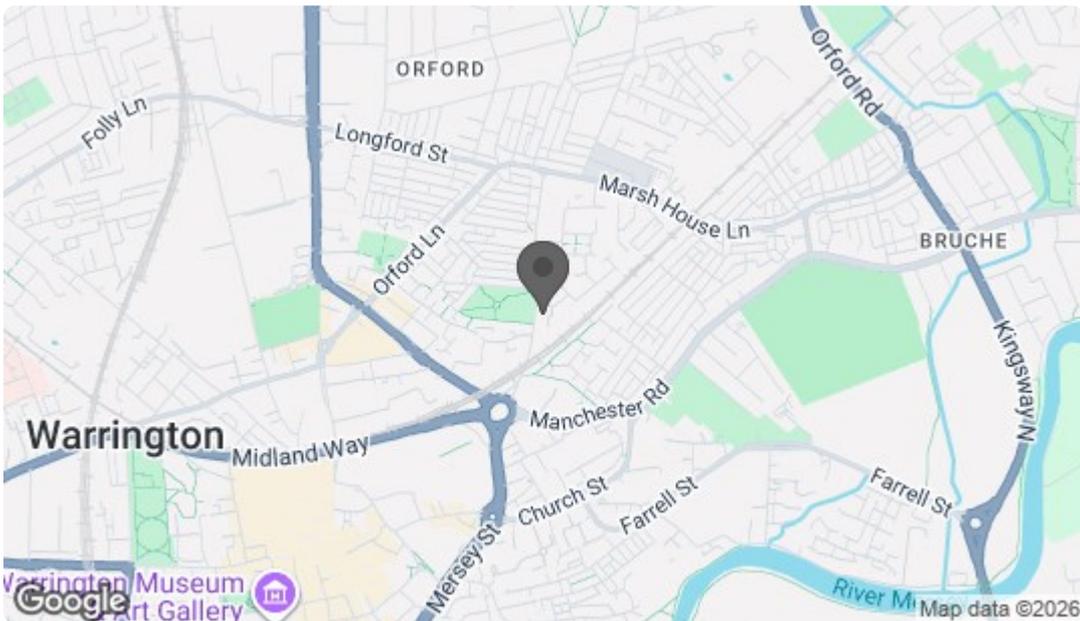


Fitted with a low level w.c, pedestal wash hand basin and corner shower enclosure, part tiled walls, extractor unit.

### OUTSIDE



Externally there is gated allocated parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	