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## 68 Monks Place, Warrington, WA2 7DX

**£97,500**

INVESTMENT PROPERTY, FIRST FLOOR APARTMENT, TENANT IN SITU, TWO BEDROOMS, ENSUITE SHOWER ROOM, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous first floor apartment which offers an excellent investment opportunity with a tenant already in place. Situated in a sought after location within walking distance of the town centre, train stations and amenities the accommodation briefly comprises: Communal entrance accessed via an intercom entry system, entrance hallway, open plan lounge/kitchen, kitchen area with built in oven and hob and lounge area with sliding doors to a "Juliette" balcony, master bedroom with fitted wardrobes and access to ensuite shower room, second bedroom and bathroom/w.c. Externally there is a communal green with children's play area and off road parking. Viewing highly recommended.

### COMMUNAL ENTRANCE

Accessed via an intercom entry system, stairs leading to the first floor.

### ENTRANCE HALLWAY

### OPEN PLAN LOUNGE/KITCHEN



Open plan living/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, plumbed for a washing machine, part tiled walls, sliding double glazed doors from the lounge area leading to a "Juliette" balcony, coved ceiling.

### MASTER BEDROOM



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

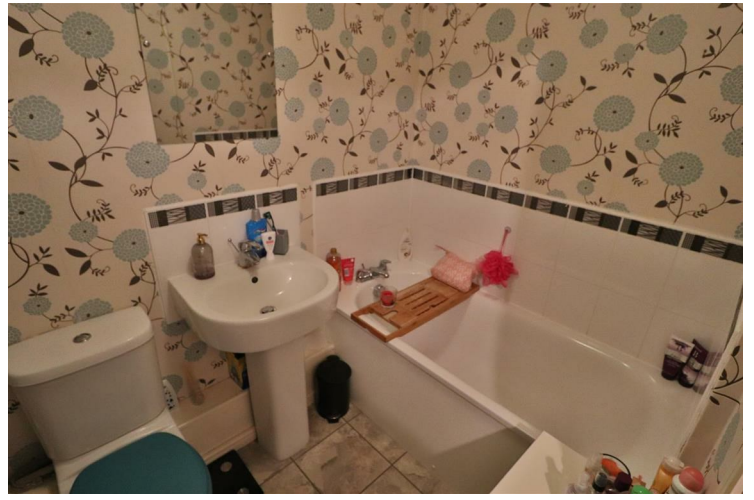
### ENSUITE SHOWER ROOM

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

### BEDROOM TWO

Second double bedroom with a Upvc double glazed window to the front elevation.

### BATHROOM/W.C



Fitted with a low level w.c, panelled bath and pedestal wash hand basin, part tiled walls.

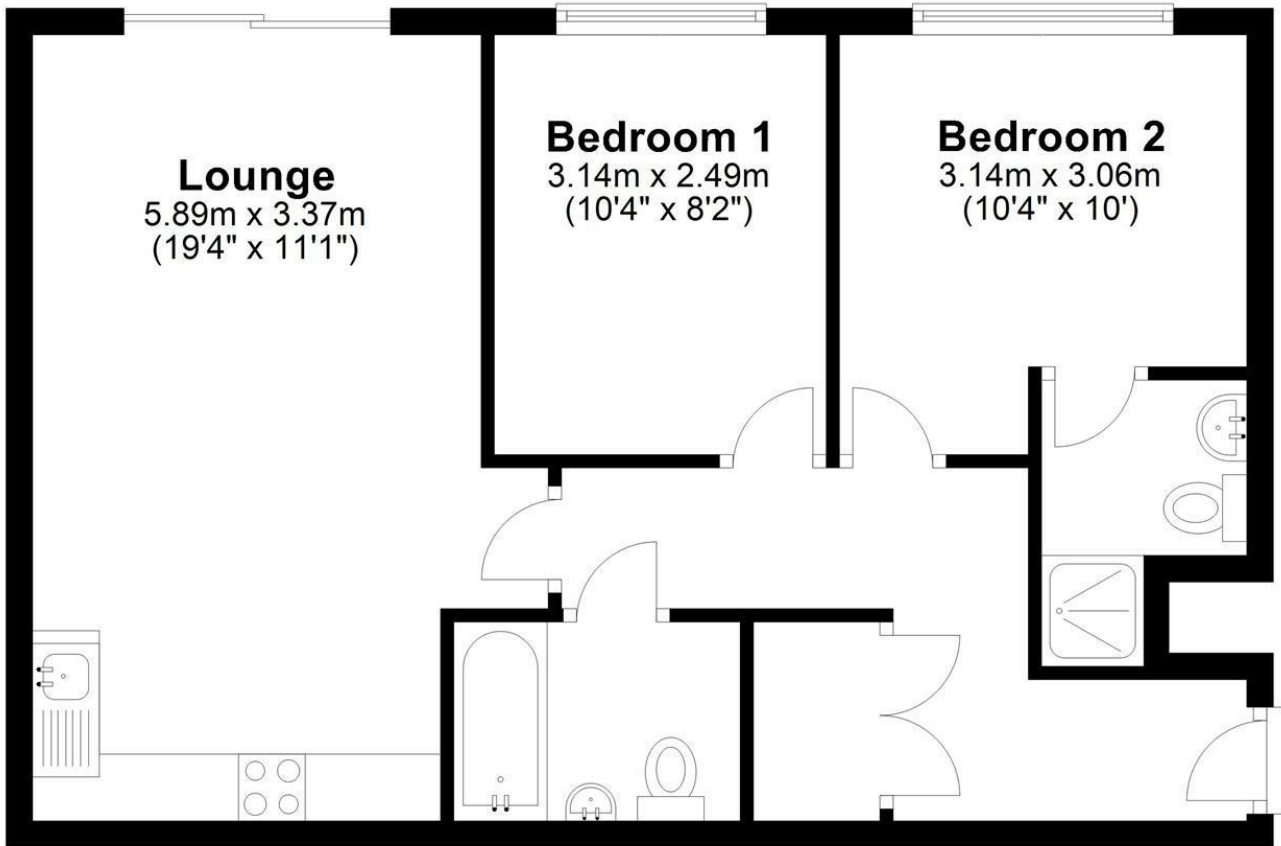
### OUTSIDE



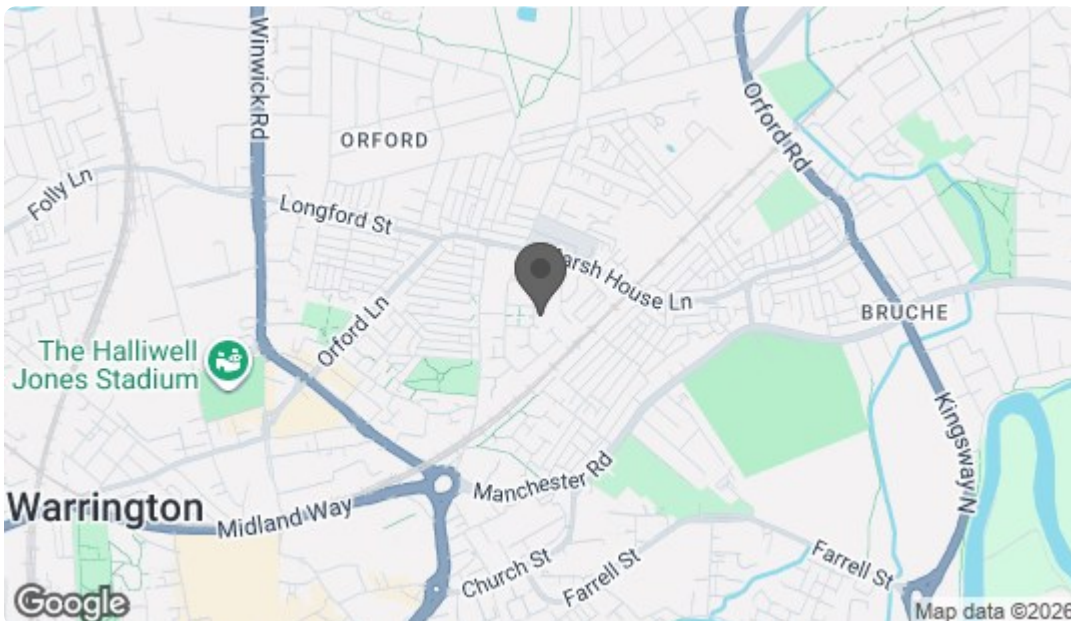
Externally there is a communal green with children's play area and off road parking.

# Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 53.0 sq. metres (570.8 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
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>			
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