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## 28 Lulworth Place, Warrington, WA4 6FG

**£1,000 PCM**

SECOND FLOOR APARTMENT WITH STUNNING CANAL VIEWS AND A BALCONY OVERLOOKING THE WATER, TWO BEDROOMS, TWO BATHROOMS, PART FURNISHED, LIFT ACCESS, INTERCOM ENTRY SYSTEM AND OFF ROAD ALLOCATED PARKING

Howell and Co are delighted to offer to the rental market, this beautifully presented two bedroom, part furnished, second floor apartment, with canal views and lift access, located on Lulworth Place in Lower Walton.

Well presented throughout, this stunning property briefly comprises: Entrance hallway with two storage cupboards, one housing the boiler and washing machine, and a large modern open plan kitchen and living area, complete with integrated fridge freezer and balcony overlooking the canal, good size master bedroom with ensuite access, further good sized second bedroom, and family bathroom with shower over bath.

Complete with modern furnishings in the living space, Upvc double glazed windows and doors throughout, intercom entry system, and off road allocated parking, this property is available immediately, and early viewing is recommended to avoid disappointment.

## EXTERNAL



Externally, this property has stunning views of the Manchester Ship Canal and allocated off road parking for one vehicle.

## ENTRANCE HALL



With a secure intercom entry system, two storage cupboards, one housing the boiler and washing machine, and access to all rooms, karndean flooring.

## OPEN PLAN KITCHEN AND LIVING ROOM



Modern fully fitted kitchen, with a range of grey wall and base units. Incorporating integrated fridge freezer. Complete with an oven, an electric hob with extractor fan over, a stainless steel sink with mixer tap, pendant lighting and karndean flooring.

Furnished with two grey leather sofas, nest of coffee tables, television stand, grey rug, and dining table with four chairs.

With Upvc double glazed french doors leading to a balcony overlooking the Canal.

## BEDROOM ONE



Good sized bedroom, with access to an ensuite shower room. Complete with Upvc double glazed french doors to a Juliet balcony, curtain pole, light coloured carpets and built in wardrobe with sliding mirrored doors.

## ENSUITE



Modern three piece suite comprising of corner shower with glass sliding doors, pedestal hand wash basin, with mirrored storage cupboard above, and low level w.c. Complete with heated chrome towel rail and half tiled walls.

## BEDROOM TWO



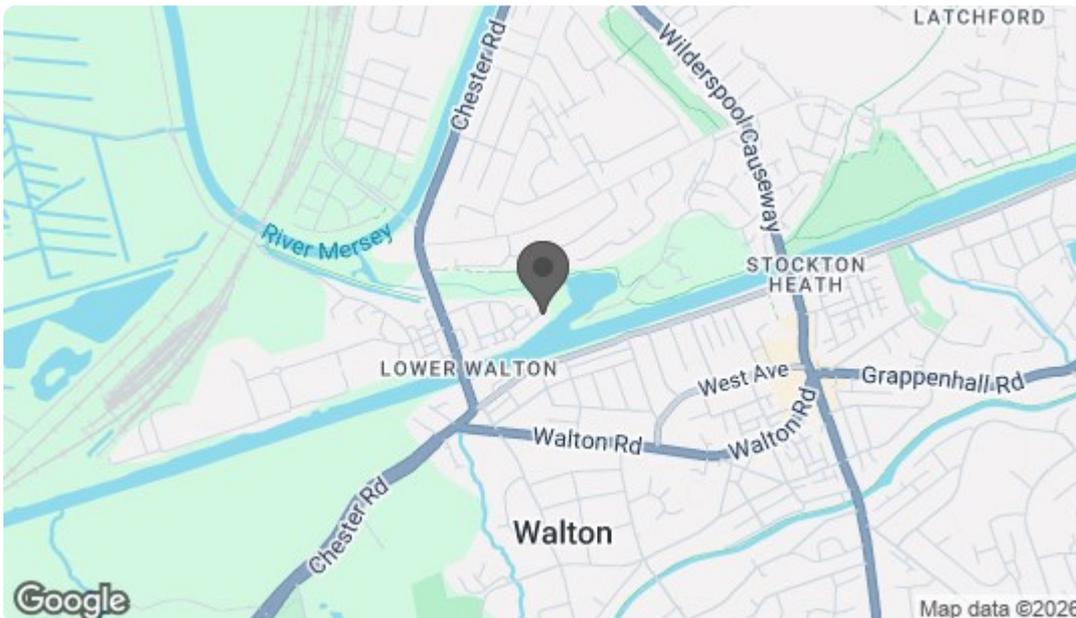
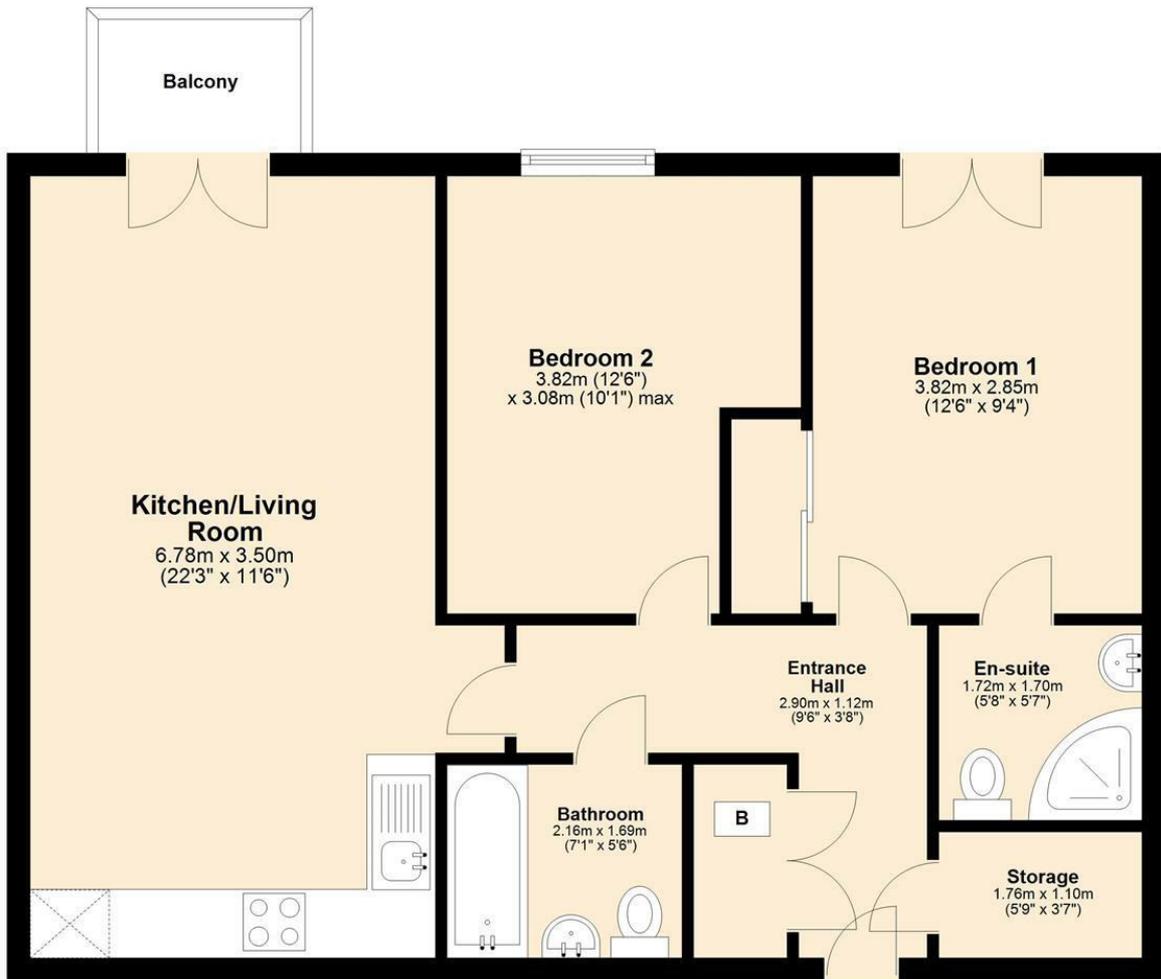
Good sized second bedroom. Complete with light coloured carpets and curtain pole

## BATHROOM



Modern three piece suite comprising of a bath with shower over and glass screen, pedestal hand wash basin and low level w.c. Complete with a wall mounted mirrored storage cupboard, chrome heated towel rail, and half tiled walls.

# Ground Floor



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>		81	82
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			