



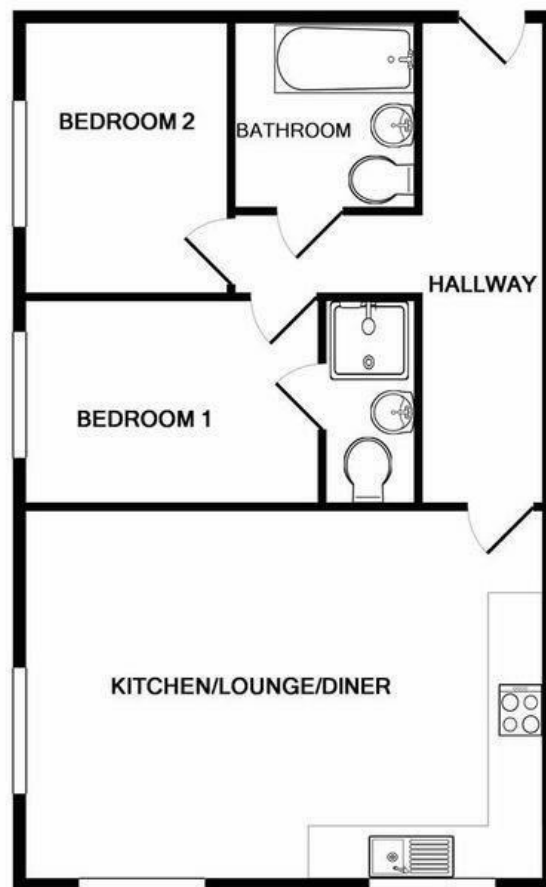
2 Bed
Flat - Purpose
Built
located in

£125,000



MaddoxNoel

ESTATE & LETTINGS AGENTS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

DIRECTIONS

Pyramid Court on Winmarleigh Street offers superb town-centre living with excellent transport links. Warrington Bank Quay station is just a 5-minute walk away, while Warrington Central is around 10 minutes on foot, providing easy access to regional and national rail services. Frequent bus routes operate nearby, and the main bus interchange is close to Central Station. For drivers, the

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