



9 RYLANDS DRIVE WARRINGTON, WA2 7DY

**£130,000
LEASEHOLD**

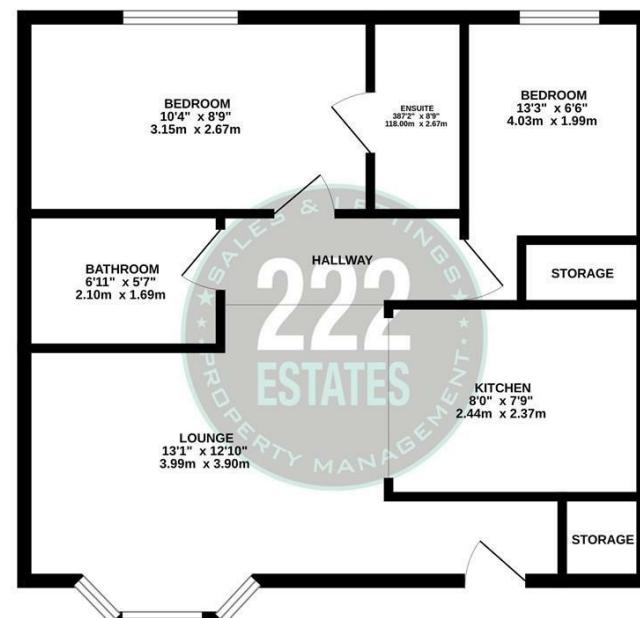
Welcome to this exquisite luxury ground floor apartment located on Rylands Drive in the sought-after Carrington Park Development in Warrington. This delightful residence boasts a private entrance, ensuring both convenience and privacy for its occupants.

Upon entering, you will be greeted by a spacious open plan living area that seamlessly integrates with a modern kitchen, creating an ideal space for both relaxation and entertaining. The contemporary decor throughout the apartment enhances its appeal, making it a perfect choice for those who appreciate stylish living.

The apartment features two well-proportioned bedrooms, providing ample space for rest and personalisation. The master bedroom provides an en suite shower room. Additionally, there is a thoughtfully designed bathroom that caters to all your needs.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Made with Metropix G2020



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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