



BRYERS COURT, CENTRAL WAY
WARRINGTON
WA2 7TJ



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Two-bedroom upper floor apartment offered with a tenant in situ, providing immediate rental income.

The property is located in a highly convenient central position, just a 2-minute walk from Warrington Central train station, making it a practical and consistently desirable location for tenants.

The apartment is modern in design and well maintained, offering two bedrooms and comfortable living accommodation. Car parking is available, adding to the overall appeal and ease of occupancy.

This property represents a solid investment opportunity, suitable for buyers seeking an established rental asset with income in place from completion.

Key features:

- Two-bedroom upper floor apartment
- Tenant in situ – instant rental income
- Modern, well-presented accommodation
- Central location
- 2-minute walk to Warrington Central Station
- Car parking available
- Viewings available now

For further information or to arrange a viewing, please contact Fraser Reeves on 01925 222555 or email sales@fraser-reeves.co.uk

Note: There is an application for works to cladding (currently underway and awaiting approval).







General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Electric storage heaters

Broadband: Standard - 15mbps download, 1mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast not currently available.

Mobile Signal/Coverage: Vodafone 77%, EE 71%, O2 71%, 3 78%

Flood Risk: Very low

Conservation Area: Yes. Full details:

www.warrington.gov.uk/sites/default/files/2019-08/winwick_street.pdf

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Warrington Borough Council

Council Tax: Tax Band B

Tenure: Leasehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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