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## 99 Clearwater Quays, Warrington, WA4 1DL

**£850 PCM**

GROUND FLOOR APARTMENT, TWO DOUBLE BEDROOMS, MASTER BEDROOM WITH ENSUITE, CENTRAL VILLAGE LOCATION, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, VIEWING HIGHLY RECOMMENDED!

Positioned across from the Manchester Ship Canal, close to Latchford Village centre and within walking distance of Grappenhall and Stockton Heath, this two bedroom apartment briefly comprises: Entrance hallway with intercom entry system, open plan lounge/dining room, fitted kitchen with stainless steel oven, gas hob with extractor and space for appliances, master bedroom with ensuite shower room, second bedroom and family bathroom with a white three piece suite.

Benefiting from Upvc double glazing and gas central heating, this property also has off road resident parking.

Available from February, viewing recommended!

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

## ENTRANCE HALLWAY

With intercom entry system, built in storage.

## OPEN PLAN LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with dual aspect Upvc double glazed windows, laminate flooring, opening through to the kitchen.

## KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, plumbing for washing machine.

## MASTER BEDROOM



With a Upvc double glazed window to the side elevation, access door leading to the ensuite shower room, carpeted.

## ENSUITE SHOWER ROOM



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

## BEDROOM TWO



Double bedroom with a Upvc double glazed window, carpeted.

## BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls, extractor unit.

## OUTSIDE



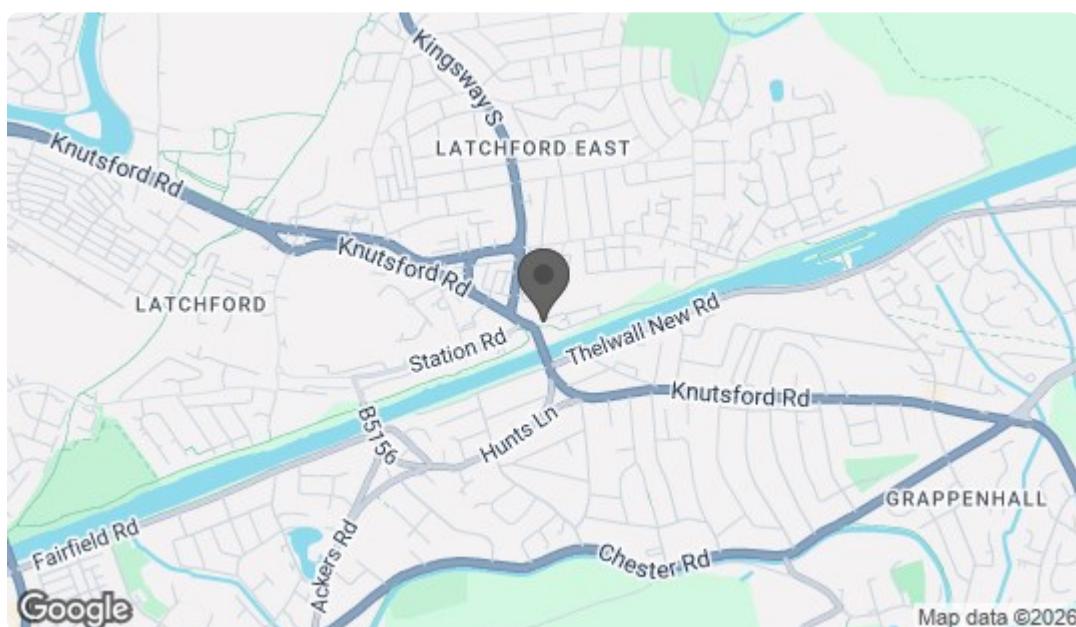
Externally the property has off road parking.

## Ground Floor

Approx. 59.0 sq. metres (634.5 sq. feet)



Total area: approx. 59.0 sq. metres (634.5 sq. feet)



Energy Efficiency Rating		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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