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## 117 Clearwater Quays, Warrington, WA4 1DL

### £800 PCM

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

Howell and Co. are delighted to offer to the rental market, this two bedroom apartment located on Clearwater Quays, close to local amenities.

This property, situated in a sought after location briefly comprises: entrance hall with intercom entry system, living room and dining space, kitchen complete with oven and gas hob, two bedrooms, ensuite and bathroom with shower over bath.

The property benefits from off road allocated parking and Upvc double glazing. This property is available as soon as possible and is sure to attract lots of interest, therefore, viewing is highly recommend.

Occupying a desirable location on Clearwater Quays, this accommodation is a short drive away from Warrington Town Centre and its array of amenities including shops, clubs, bars and restaurants. The area benefits from being close to local bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

## EXTERNAL



Externally the property has allocated parking.

## ENTRANCE HALL



With intercom entry system, built in storage.

## LIVING SPACE



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 and washing machine.

## BEDROOM 1



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

## ENSUITE



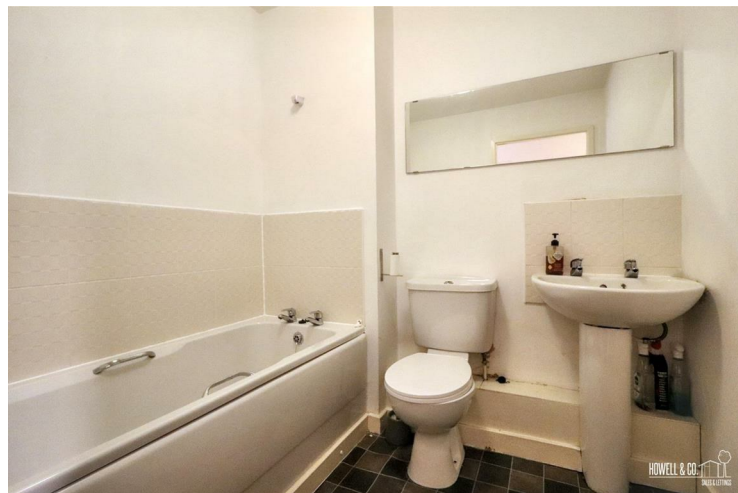
Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, part tiled walls extractor unit.

## BEDROOM 2



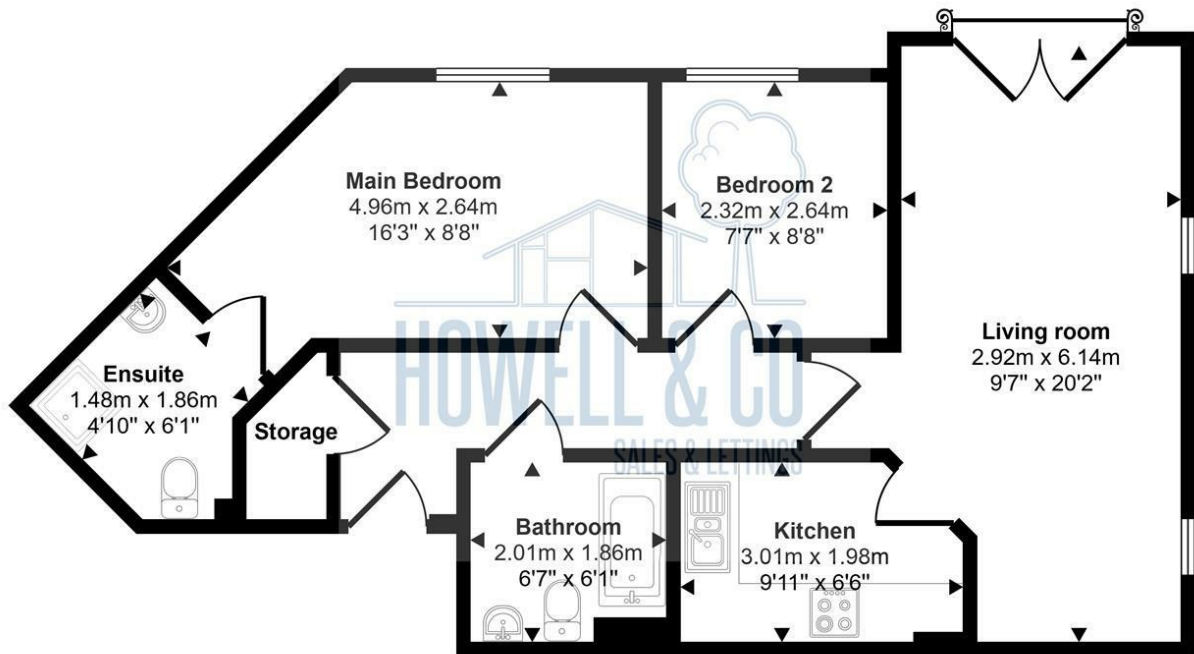
Double bedroom with a Upvc double glazed window.

## BATHROOM



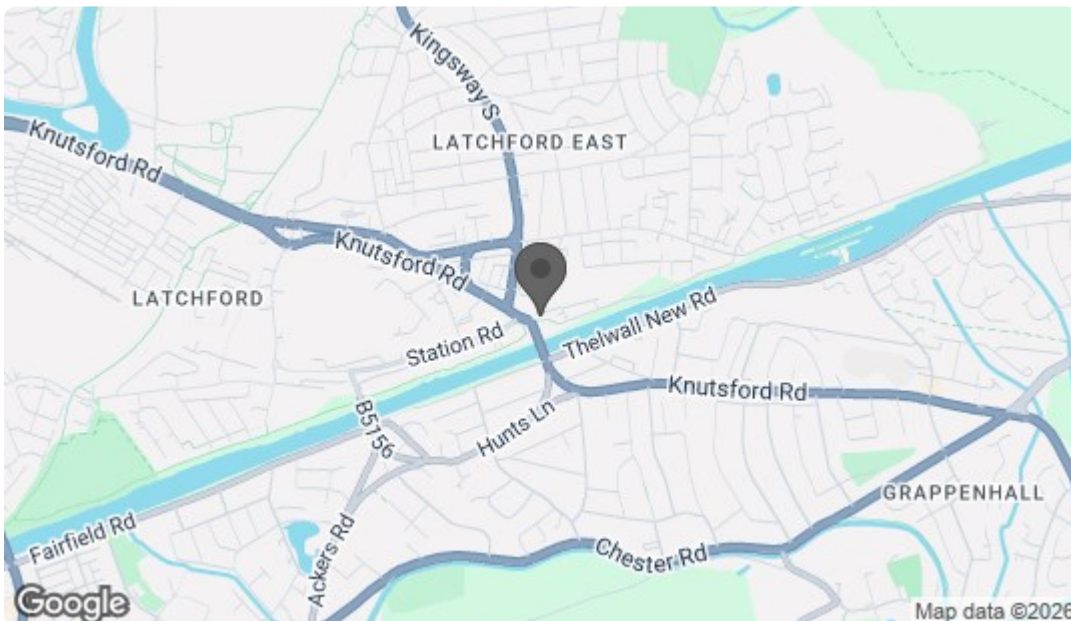
Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls, extractor unit.

Approx Gross Internal Area  
58 sq m / 623 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>		80	80
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
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>			
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(21-38) <b>F</b>			
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England & Wales		EU Directive 2002/91/EC	