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**10 Reynolds Street, Warrington, WA4 1PP**  
**£720 PCM**

GROUND FLOOR APARTMENT, ONE DOUBLE BEDROOM, CLOSE TO LOCAL AMENITIES, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, AVAILABLE IMMEDIATELY.

Howell and Co are delighted to offer to the rental market, this spacious one bedroom ground floor apartment ideally situated on Reynolds Street in Latchford close to all local amenities and Latchford Village Centre. This property briefly comprises; entrance hallway, lounge, fitted kitchen, double bedroom and a three-piece bathroom with separate shower cubicle. The property has the benefit of UPVC double glazing and gas central heating throughout and has a rear courtyard. Occupying an excellent location within walking distance of local shops and public transport links to Warrington town centre the property is available immediately.

**Lounge**  
13'2" x 11'3" (4.01m x 3.42m)



**Bedroom**  
12'0" x 8'1" (3.67m x 2.47m)

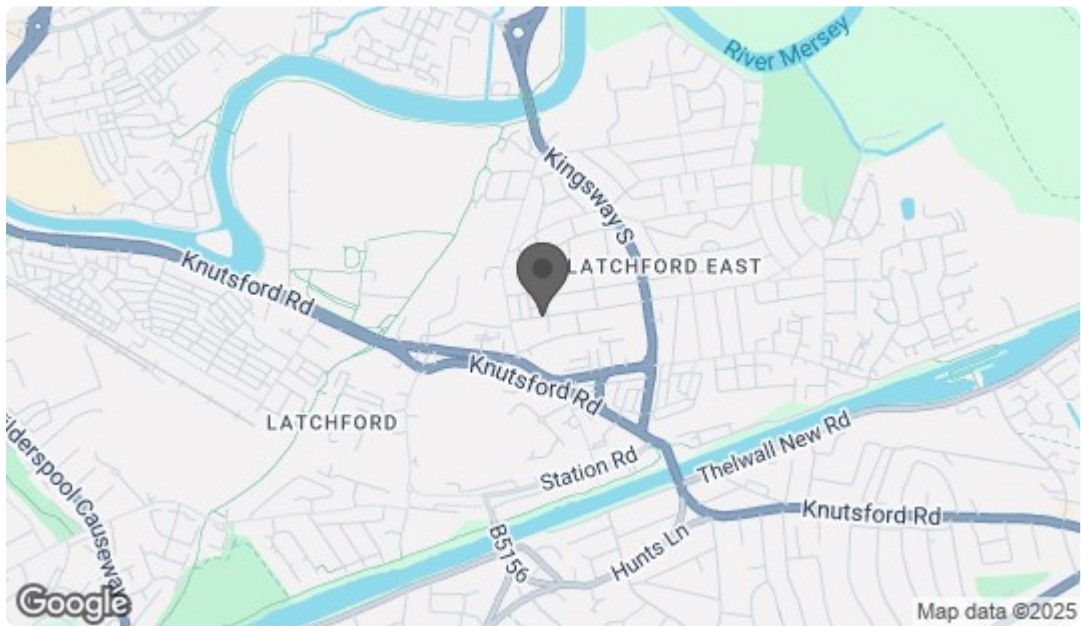
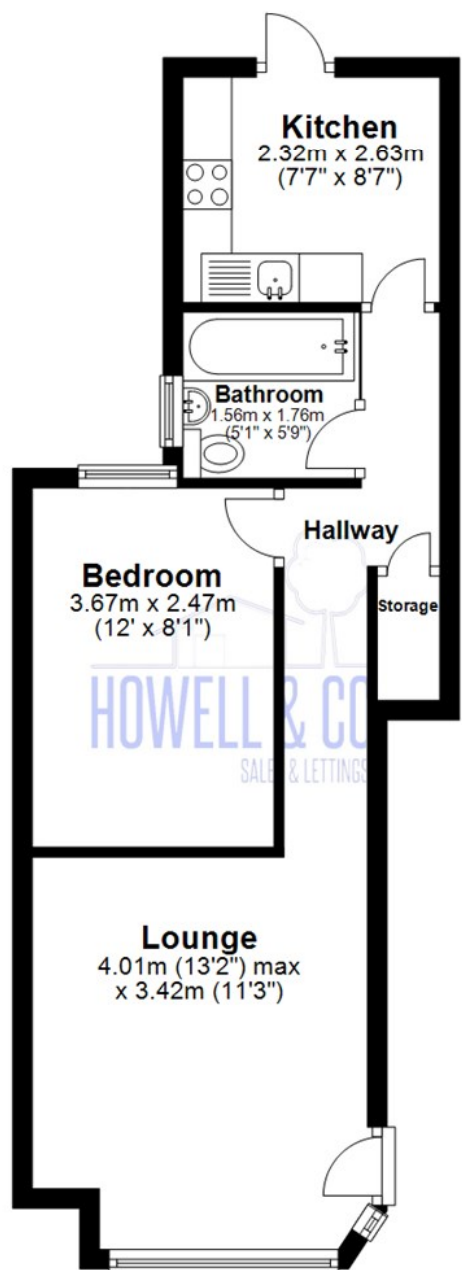


**Hallway**  
**Storage**

**Bathroom**

**Kitchen**  
7'7" x 8'8" (2.32m x 2.63m)

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		