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## 85 Clearwater Quays, Warrington, WA4 1DL

**Offers In Excess Of £110,000**

INVESTMENT OPPORTUNITY, IMPRESSIVE GROUND FLOOR APARTMENT, TWO BEDROOMS, MODERN OPEN PLAN KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, OFF ROAD PARKING, EXCELLENT LOCATION, VIEWING HIGHLY RECOMMENDED. TO BE SOLD WITH TENANT IN SITU.

Howell and Co. are delighted to offer for purchase this impressive two bedroom ground floor apartment situated on the popular Clearwater Quays development.

With a tenant in situ and presented to a high standard, this property briefly comprises: Entrance hall with intercom entry system, living room which is open plan to a modern kitchen with electric oven and hob, two good sized bedrooms and bathroom/w.c.

The accommodation is complete with off road parking, and Upvc double glazing throughout. Viewing is highly recommended.

## ENTRANCE HALL



Allowing access to all rooms, intercom entry system, storage cupboard.

## KITCHEN AREA



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built in oven and hob with extractor above, integrated dishwasher and under counter fridge, wood laminate flooring, inset ceiling spot lighting, part tiled walls.

## LIVING ROOM



Open plan to the kitchen area with wood laminate flooring and Upvc double glazed windows to the rear and side elevations.

## MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, wood laminate flooring.

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation, wood laminate flooring.

## BATHROOM



Fitted with a three piece suite comprising: Low level w.c., pedestal hand wash basin and panelled bath with shower over, inset ceiling spot lighting, part tiled walls and heated chrome towel rail.

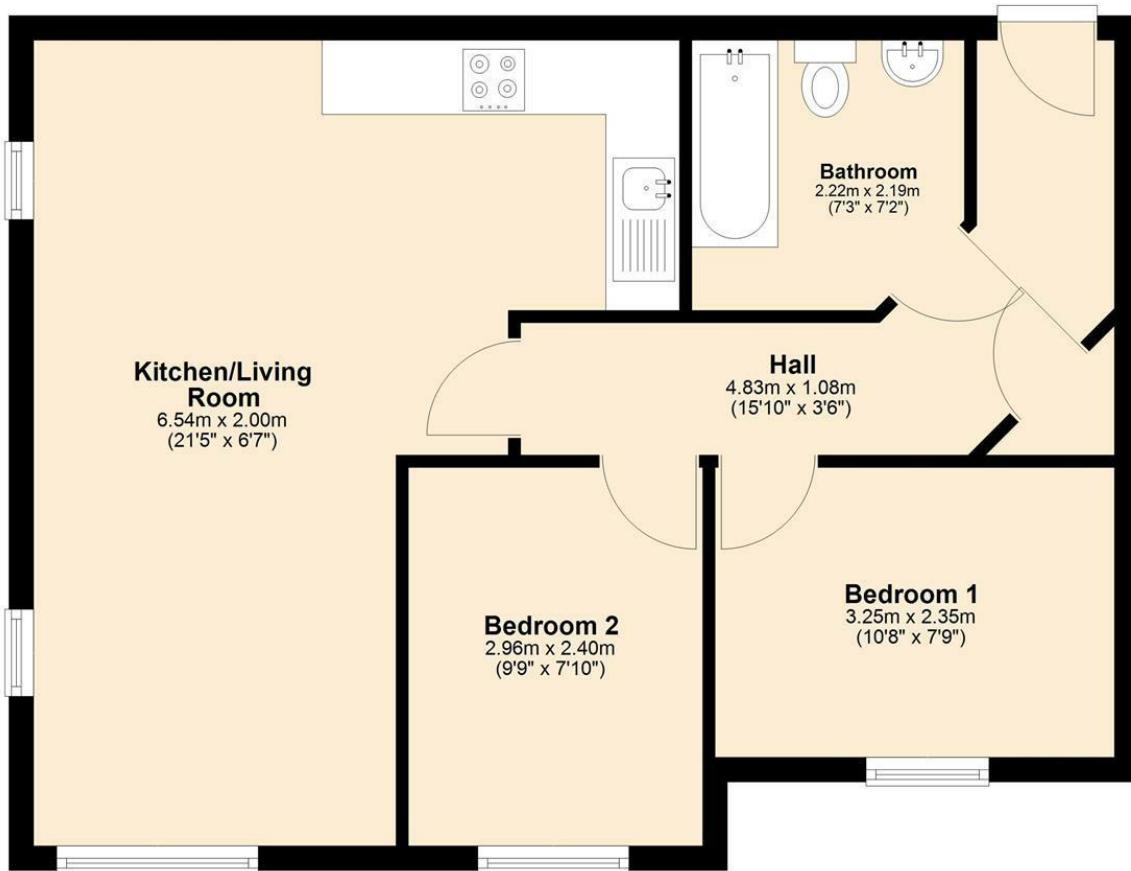
## OUTSIDE



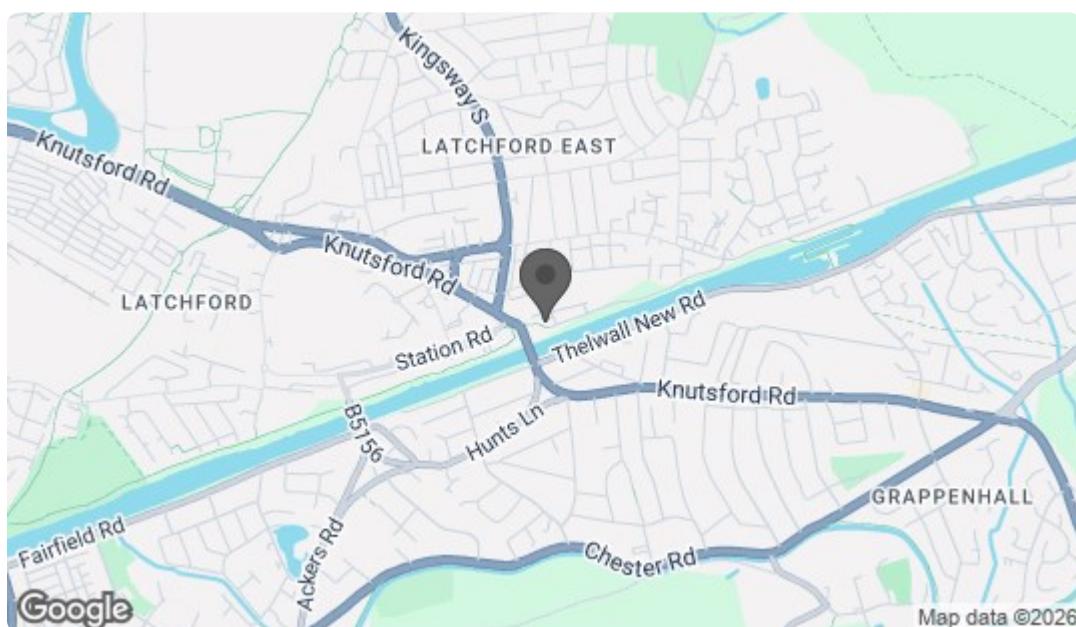
Externally this property has off road parking and intercom entry system.

## Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 54.8 sq. metres (590.2 sq. feet)



| Energy Efficiency Rating  |    |    |
|---|----|----|
| Very energy efficient - lower running costs                     |    |    |
| (92 plus) A   | 87 | 87 |
| (81-91) B   |    |    |
| (69-80) C   |    |    |
| (55-68) D   |    |    |
| (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                  |    |    |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |    |    |
| (92 plus) A   |    |    |
| (81-91) B   |    |    |
| (69-80) C   |    |    |
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