

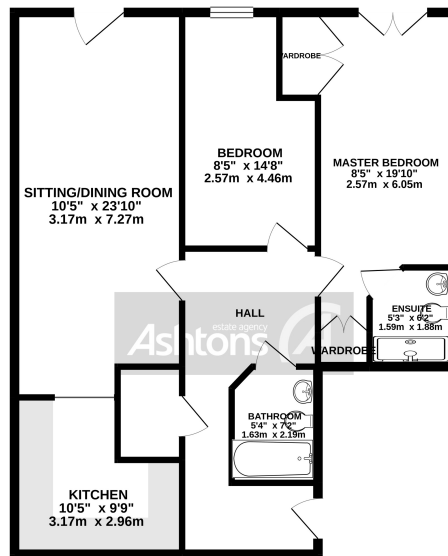


*Parkgate Court, Wilderspool Causeway,
Warrington.
£925 pcm*

Two Double Bedrooms | Master Bathroom & En-suite | Spacious Living / Dining Room | Kitchen With
Integrated Appliances | Penthouse Apartment | Secure Parking |



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



FROM ASHTONS STOCKTON HEATH
TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, counts and floor levels are approximate and are not guaranteed to be exact for any one particular day or time. The floorplan is provided for information only and is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or performance.

TOP FLOOR WITH JULIET BALCONY & LOFT SPACE. Constructed by McInerney Homes in 2007 this immaculately presented two bedroom open plan penthouse apartment is offered to let. Recently refurbished the accommodation is to a very high standard still like new, the decor has been completed with contemporary colour schemes. The layout comprises in brief; entrance hall with storage cupboard and loft access via a drop down ladder, kitchen with integrated fridge/freezer, washer/dryer, dishwasher, cooker and hob - this opens through into the dining area/lounge with a Juliet balcony. A good sized modern bathroom suite, two bedrooms with the master having a Juliet balcony, en-suite and fitted wardrobes. The building itself provides off road parking for visitors whilst this particular apartment benefits from a double depth garage directly next to the main entrance, there is a secure intercom entry system with electric security gates and lift access and the communal areas are maintained on a regular basis.



Contact your local office to arrange a viewing:

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
- Wigan:** 01942 498862
- Culcheth:** 01925 764744
- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

Viewing Arrangements
Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details
These particulars, whilst being 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 of 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 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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Energy Efficiency Rating		Current	Potential
102 to 105	A		
81 to 91	B		
69 to 80	C	79	80
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		

Not energy efficient - higher running costs
England, Wales & N.Ireland
EU Directive 2002/91/EC

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