



Apartment 40 St Bede's View

Appleton

Widnes, WA8 7FL



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St Bede's View

Appleton, Widnes, WA8 7FL

Rent £675

Bond £775

TWO BEDROOM top floor **LUXURY APARTMENT** for let. Built by award winning developer **URBAN HERITAGE**. A traditional style yet modern quality development thoughtfully designed to offer residents the perfect work/life balance. Offering **STUNNING VIEWS** overlooking **VICTORIA PARK**. Appleton Village is a sought after location close to local amenities and walking distance to Widnes Railway Station. Close access to motorway networks. Viewing Recommended, please contact our office to reserve your viewing, available after 13th July.





Ground Floor

Block Entrance

Enter via Private door from communal hallway, stairs leading to first floor.

Entrance Hall

Entered via wood door, carpet to flooring, ceiling light point, central heating radiator, hot water storage cupboard with plumbing for washing machine, doors to lounge, two bedrooms and bathroom.

Lounge / kitchen

5.64m x 3.52m (18' 6" x 11' 7")

LOUNGE:

Laminate to flooring, ceiling light, central heating radiator, UPVC double glazed French doors to balcony.

KITCHEN:

Laminate to flooring, four recessed spot lights, UPVC double glazed French doors to Juliet balcony. Kitchen comprises:- range of wall and base units, stainless steel sink with mixer tap, stainless steel cooker, electric hob & extractor canopy, integral dishwasher, space for fridge freezer.

Bedroom One

4.03m x 3.20m (13' 3" x 10' 6")

UPVC double glazed window, carpet to flooring, ceiling light point, wall mounted electric heater, door to en-suite.

En-Suite

UPVC double glazed window, tiles to flooring, tiled walls, four recessed spot lights, chrome heated towel rail. Three piece suite comprises:- shower cubicle with chrome mixer shower, wash hand basin and pedestal, low level w.c.

Bedroom Two

2.89m x 2.60m (9' 6" x 8' 6")

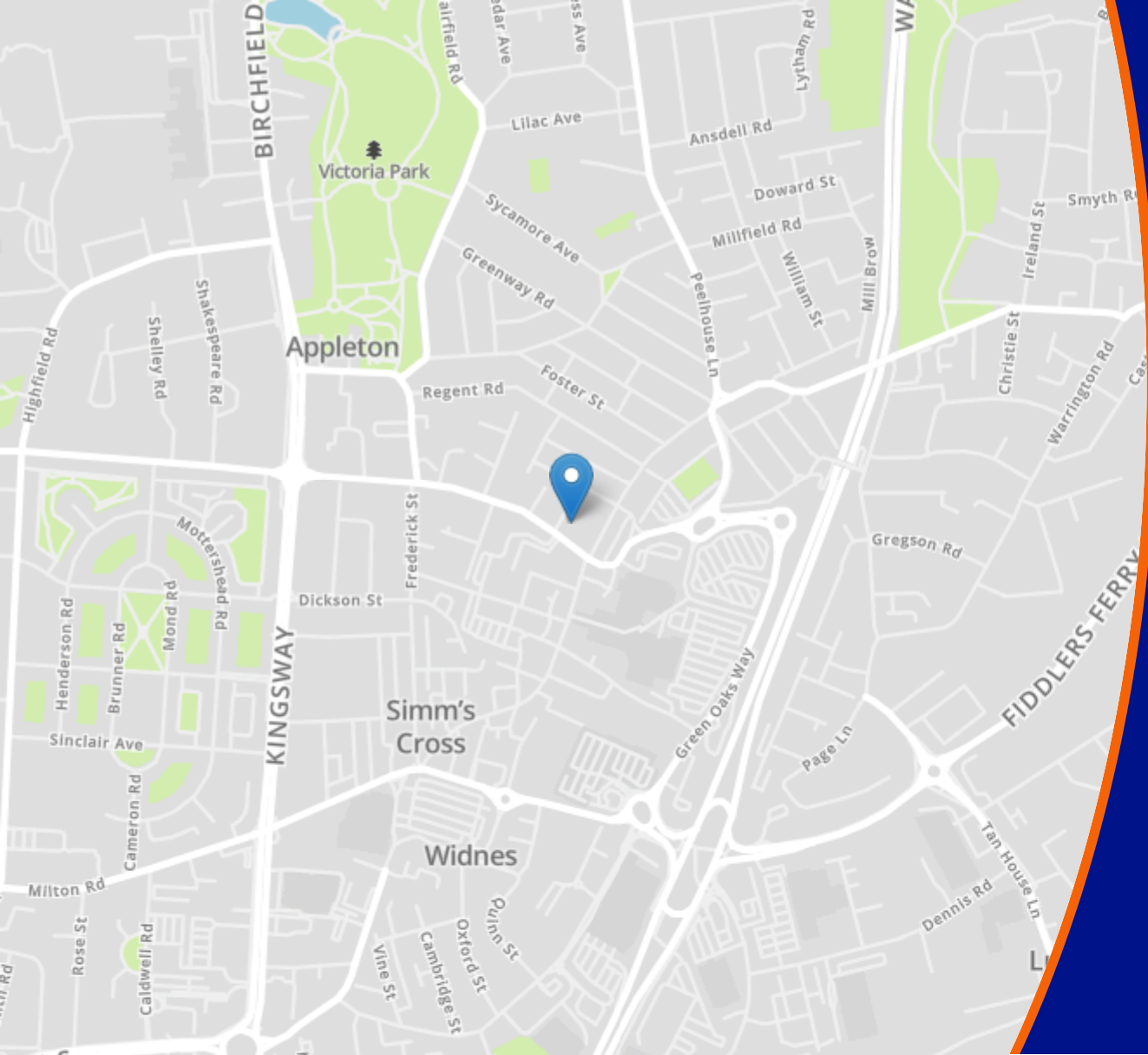
UPVC double glazed window, carpet to flooring, wall mounted electric heater, ceiling light point.



Bathroom

Tiles to flooring, tiled walls, four recessed spot lights, heated chrome towel rail. Three piece suite comprises:- bath with chrome bath shower mixer tap, wash hand basin and pedestal, low level w.c.

General

1.48m x 0.70m (4' 10" x 2' 4") Cylinder / Store Room.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A			(92 to 100)	A		
(81 to 91)	B			(81 to 91)	B	86	86
(69 to 80)	C			(69 to 80)	C		
(56 to 68)	D			(56 to 68)	D		
(39 to 54)	E			(39 to 54)	E		
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G			(1 to 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC 		England, Wales & N.Ireland		EU Directive 2002/91/EC 	

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