

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



Graceville Court Rose Creek Gardens, Warrington, WA5 3TU

£999 PCM

TWO BEDROOM APARTMENT | OPEN PLAN LIVING | ALLOCATED PARKING | INTERCOM ENTRY SYSTEM | MAIN BEDROOM WITH EN-SUITE | TWO BATHROOMS | MODERN FITTED KITCHEN | UNFURNISHED | COUNCIL TAX BAND B | GREAT SANKEY LOCATION | VIEWING HIGHLY RECOMMENDED

Howell & Co are delighted to bring to the market this well-presented two-bedroom apartment, situated within the popular Rose Creek Gardens development in Great Sankey.

Offering bright and contemporary accommodation throughout, the property centres around a spacious open-plan kitchen and living area, creating a sociable and versatile space for both relaxing and entertaining. The modern fitted kitchen provides a good range of storage and workspace and flows seamlessly into the living area, which benefits from plenty of natural light.

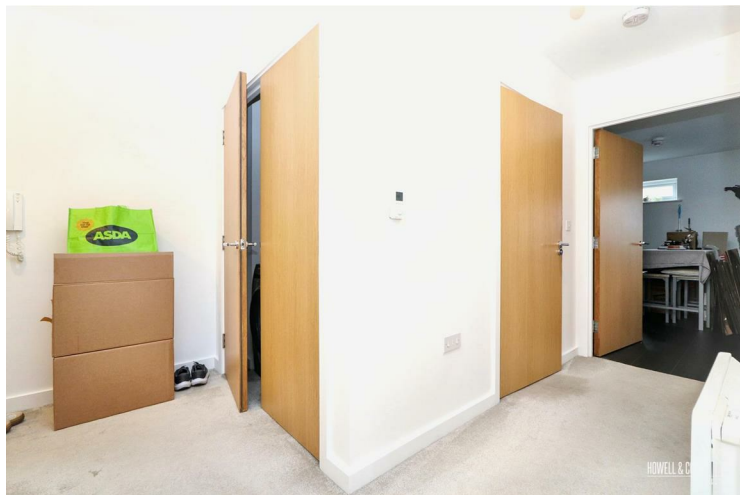
The property offers two well-proportioned bedrooms, with the main bedroom benefiting from its own private en-suite shower room. A separate modern bathroom serves the second bedroom and guests, making the apartment particularly well suited to couples, professionals or those looking for useful additional bedroom or home-working space.

EXTERNAL



Situated within the popular Rose Creek Gardens development, the property benefits from an allocated parking space and intercom entry system.

HALLWAY



Welcoming entrance hallway providing access to the accommodation, with space for coats and shoes.

LIVING ROOM



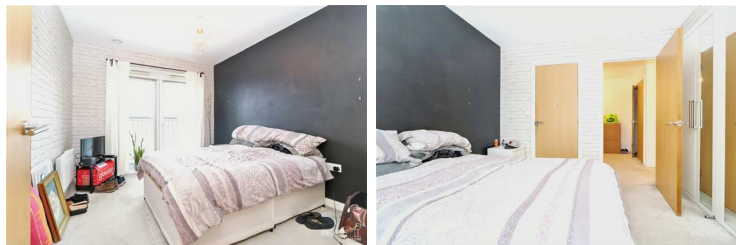
A bright and spacious open-plan living area providing plenty of room for both relaxing and dining. The sociable layout flows seamlessly into the kitchen, creating a fantastic everyday living and entertaining space.

KITCHEN



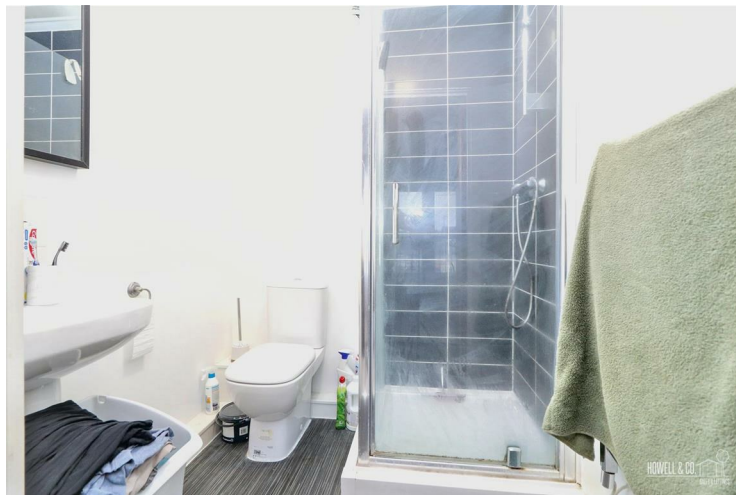
Modern fitted kitchen offering a good range of wall and base units with complementary work surfaces, integrated cooking facilities and ample storage and preparation space.

BEDROOM 1



Well-proportioned main bedroom offering plenty of space for bedroom furniture and benefiting from access to its own private en-suite shower room.

ENSUITE

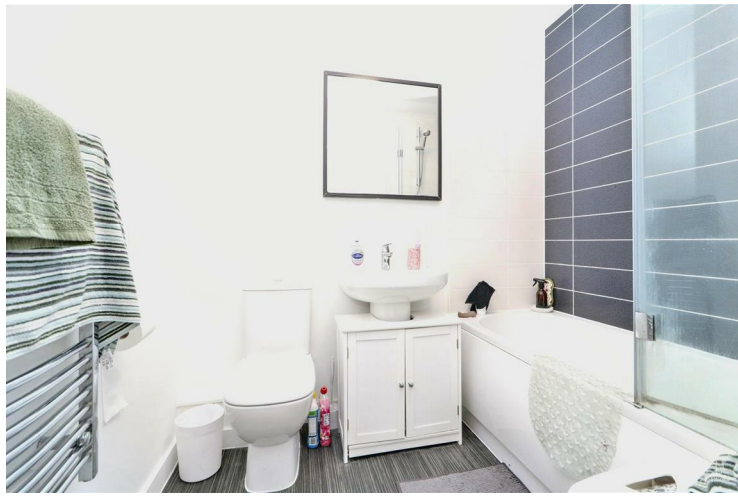


Private en-suite shower room serving the main bedroom, fitted with a shower enclosure, low-level W.C. and wash hand basin.

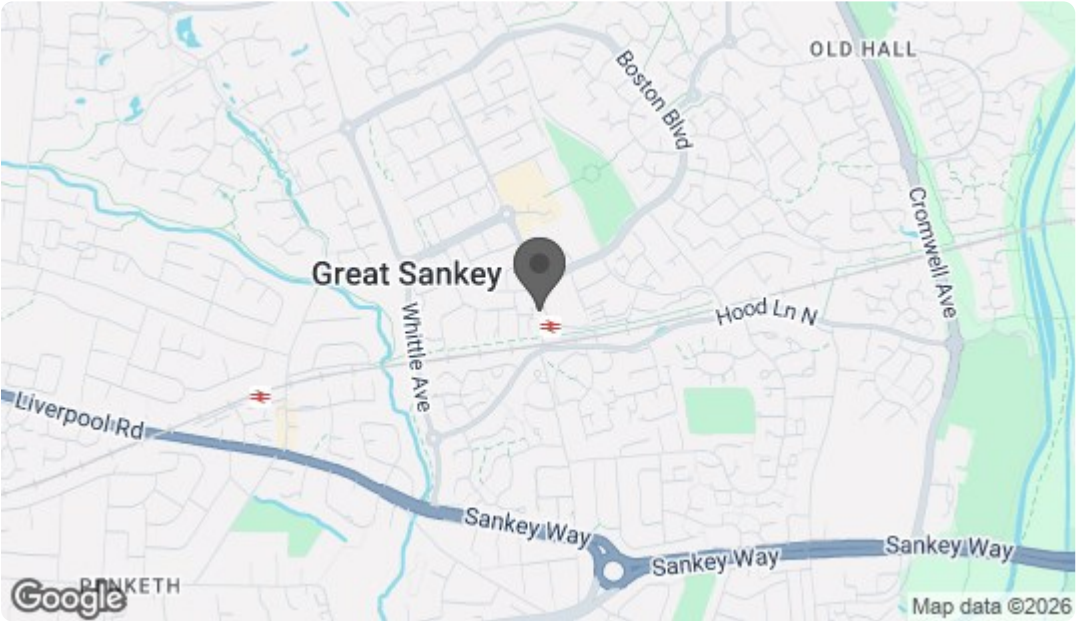
BEDROOM 2

Good-sized second bedroom providing versatile accommodation, ideal for use as a guest bedroom, children's room or home office.

BATHROOM



Modern bathroom fitted with a bath and shower over, low-level W.C. and wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	
(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 ₂) Rating		
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC