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43 Ashfield Gardens, Warrington, WA4 1PQ

£800 PCM

FIRST FLOOR APARTMENT, TWO BEDROOMS, GOOD SIZED RECEPTION ROOM, ELECTRIC HEATING, KITCHEN WITH OVEN AND HOB, VIEWING RECOMMENDED.

We are delighted to offer to let this modern first floor apartment which benefits from electric heating. Offering good sized accommodation which comprises: Communal entrance, entrance hallway, lounge/dining room, kitchen with oven and hob, two bedrooms and a bathroom/w.c Externally the property has allocated parking. Viewing recommended.

COMMUNAL ENTRANCE

With stairs leading to the apartment.

ENTRANCE HALLWAY

With intercom entry system.

LOUNGE/DINING ROOM

With a bay Upvc double glazed window to the front elevation, open plan to the kitchen.

KITCHEN

Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in electric oven and hob with extractor above and stainless steel back plate, plumbed for a washing machine.

BEDROOM ONE

With three Upvc double glazed windows

BEDROOM TWO

With a Upvc double glazed window

BATHROOM/W.C

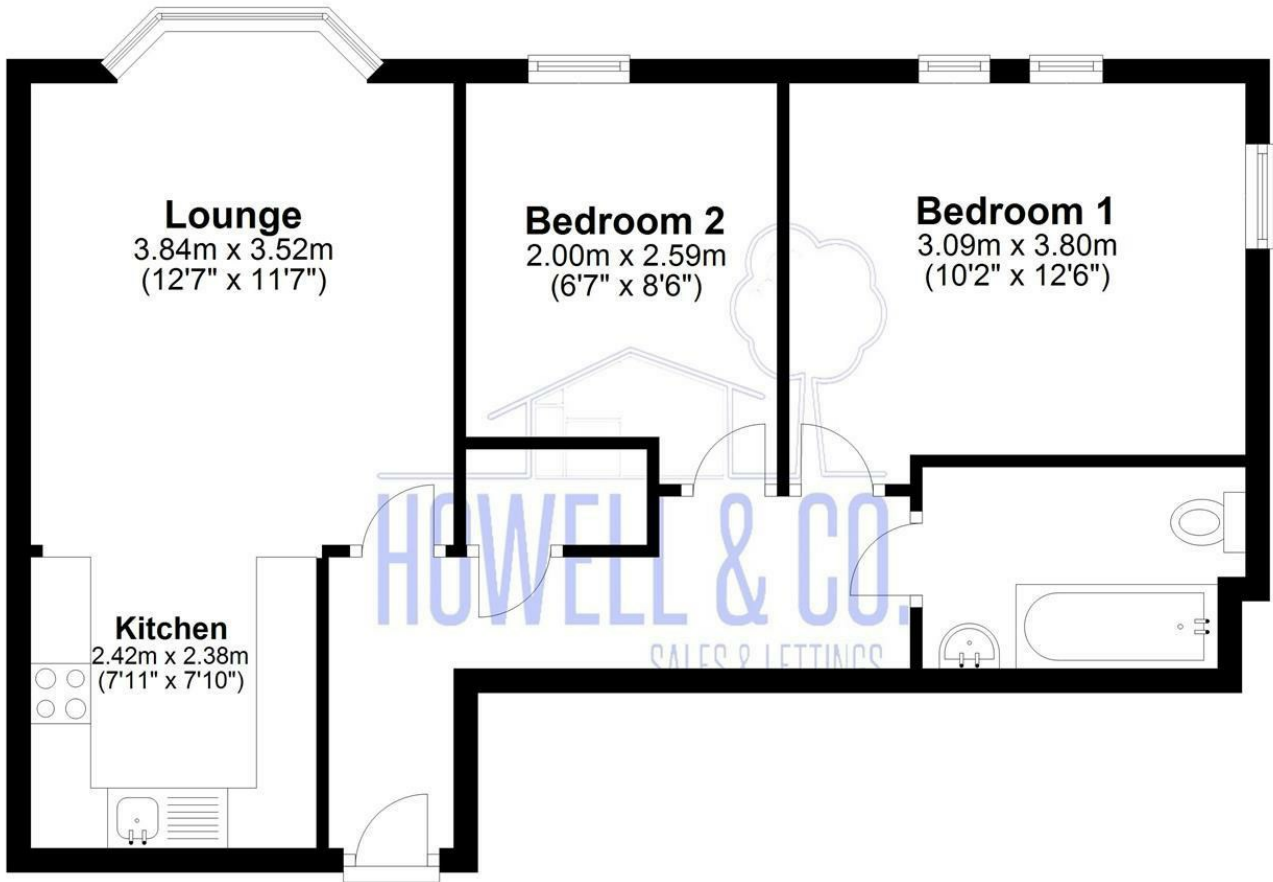
Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls.

OUTSIDE

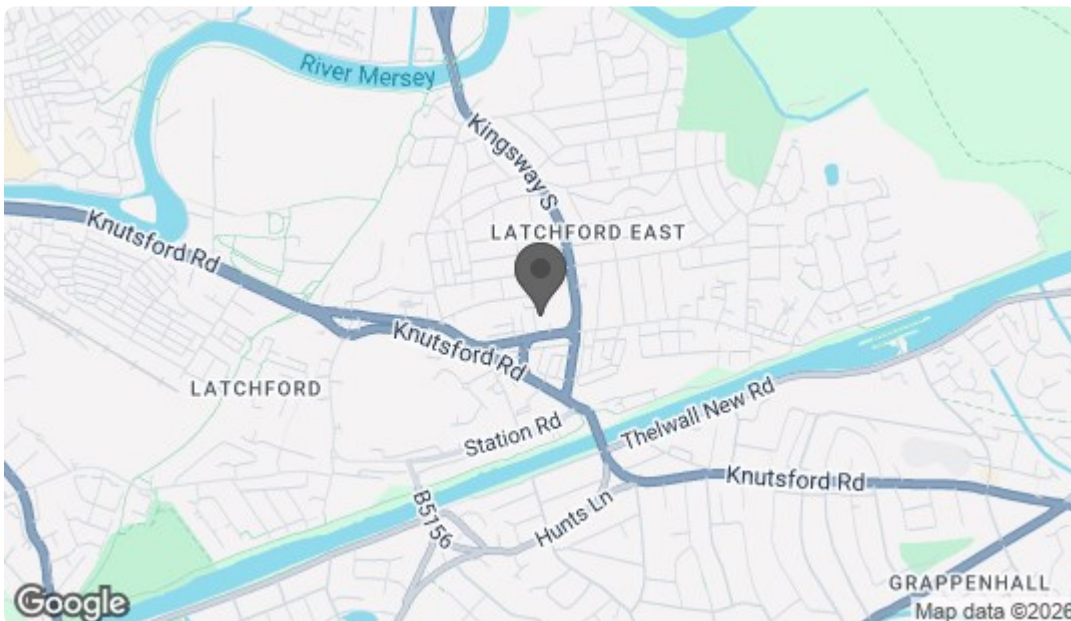
Externally there is allocated parking.

Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 54.5 sq. metres (586.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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		
	Current	Potential
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		