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## 2 Creola Court Louisiana Drive, Warrington, WA5 3TL

### £999 PCM

GROUND FLOOR APARTMENT, TWO BEDROOMS, TWO BATHROOMS, WELL PRESENTED THROUGHOUT, LIFT ACCESS, INTERCOM ENTRY SYSTEM AND OFF ROAD ALLOCATED PARKING

Howell and Co are delighted to offer to the rental market, this beautifully presented two bedroom, ground floor apartment, located on Creola Court.

Well presented throughout, this stunning property briefly comprises: Entrance hallway with storage cupboard, a large modern open plan kitchen and living area, complete with integrated fridge freezer, good size master bedroom with ensuite access, further good sized second bedroom, and family bathroom with shower over bath.

Complete with Upvc double glazed windows and doors throughout, intercom entry system, and off road allocated parking, this property is available immediately, and early viewing is recommended to avoid disappointment.

Occupying a desirable location on Creola Court, this accommodation is a short distance away from Warrington West railway station, and close to bus routes to the town centre, where Warrington's main railway stations can be found. The property is ideally located near to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

## EXTERNAL



Externally, this property has allocated off road parking for one vehicle, lift access and secure entry.

## KITCHEN/LIVING ROOM



Modern fully fitted kitchen, with a range of white wall and base units. Incorporating fridge freezer. Complete with an oven, an electric hob with extractor fan over, a stainless steel sink with mixer tap, pendant lighting and vinyl flooring.

With Upvc double glazed french doors.

## BEDROOM 1



Good sized bedroom, with access to an ensuite shower room. Complete with Upvc double glazed windows, light coloured carpets and built in wardrobe.

## ENSUITE



Modern three piece suite comprising of shower with glass doors, pedestal hand wash basin, and low level w.c., and mirrored storage cupboard. Complete with half tiled walls.

## BEDROOM 2

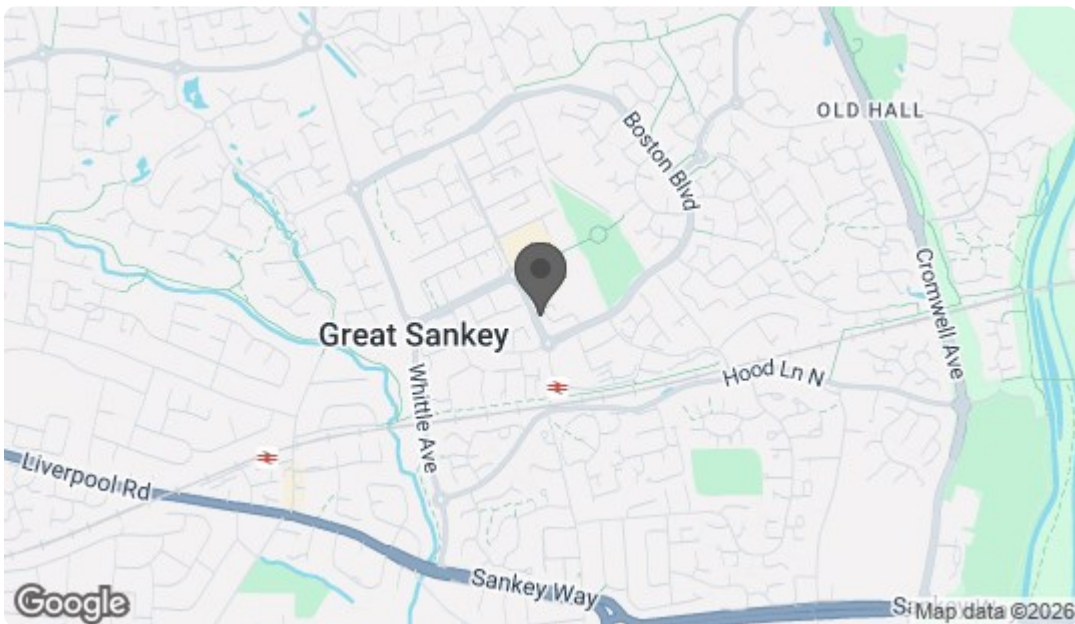


Good sized second bedroom. Complete with light coloured carpets and two Upvc double glazed windows.

## BATHROOM



Modern three piece suite comprising of a bath with shower over and glass screen, pedestal hand wash basin and low level w.c. Complete with half tiled walls.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		