

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



42 Creola Court Louisiana Drive, Warrington, WA5 3TL

£999 PCM

TWO BEDROOM APARTMENT | CHAPELFORD VILLAGE | EN-SUITE TO MAIN BEDROOM | ALLOCATED PARKING SPACE | INTERCOM ENTRY SYSTEM | OPEN-PLAN LIVING/KITCHEN | COUNCIL TAX BAND B | UNFURNISHED

Situated within the popular Chapelford Village development, this well-presented two-bedroom apartment offers bright and modern accommodation, ideally suited to professionals, couples or those looking for a convenient and well-connected home.

The property is entered via a communal entrance with an intercom entry system and opens internally into a welcoming hallway providing access to the principal rooms.

At the heart of the apartment is the spacious open-plan living and kitchen area, offering plenty of room for both relaxing and dining. The fitted kitchen provides a good range of wall and base units with contrasting work surfaces and integrated appliances, while the living area benefits from plenty of natural light.

EXTERNAL



The apartment forms part of a modern residential development within Chapelford Village and benefits from an allocated parking space and secure communal access.

HALLWAY



Welcoming entrance hallway providing access to the main living accommodation, bedrooms and bathroom, with intercom entry system.

LIVING AND KITCHEN



Bright and spacious open-plan living area providing ample space for both lounge and dining furniture. The adjoining fitted kitchen offers a range of modern wall and base units with complementary work surfaces and integrated appliances.

BEDROOM 1



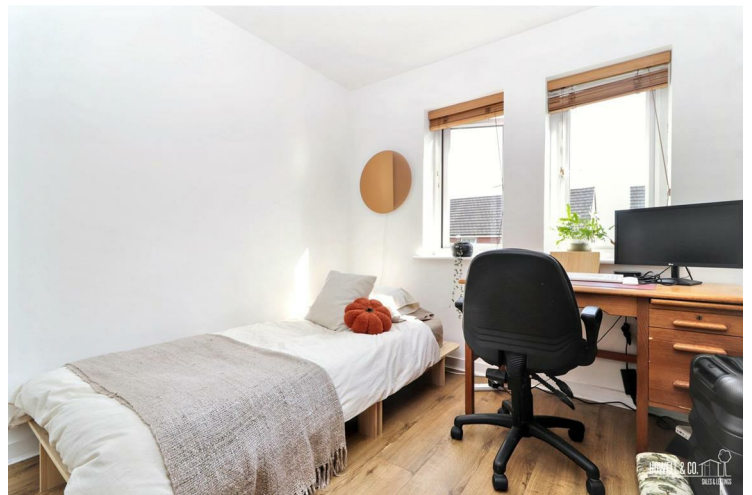
Well-proportioned main bedroom offering space for a double bed and additional bedroom furniture, with the added benefit of a private en-suite shower room.

ENSUITE



Modern en-suite comprising a shower enclosure, wash hand basin and W.C., finished with tiled flooring and contrasting tiled detailing.

BEDROOM 2



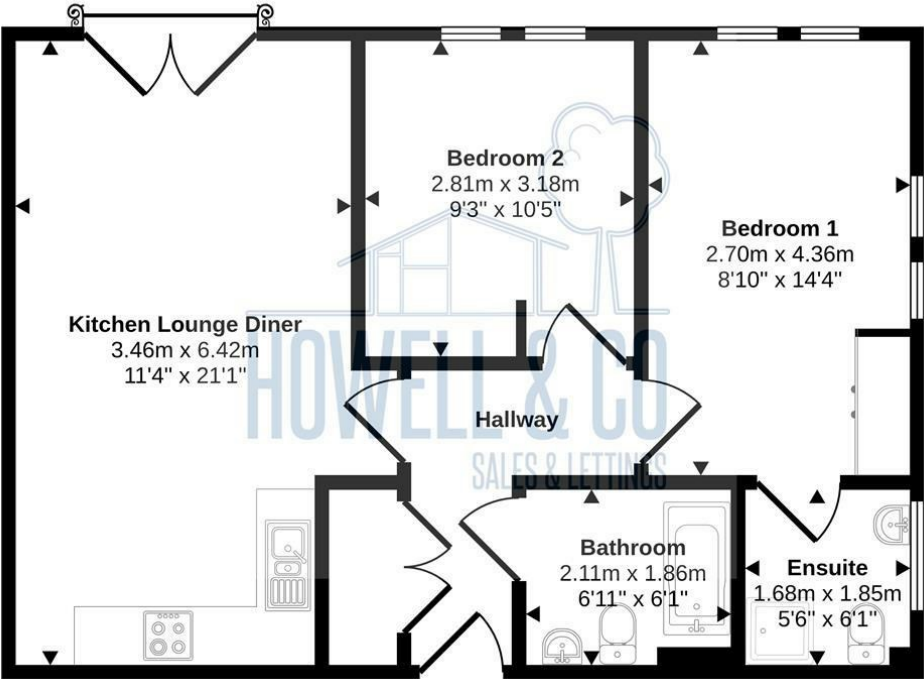
A versatile second bedroom suitable for use as a single bedroom, guest room or home office, with natural light provided by two windows.

BATHROOM



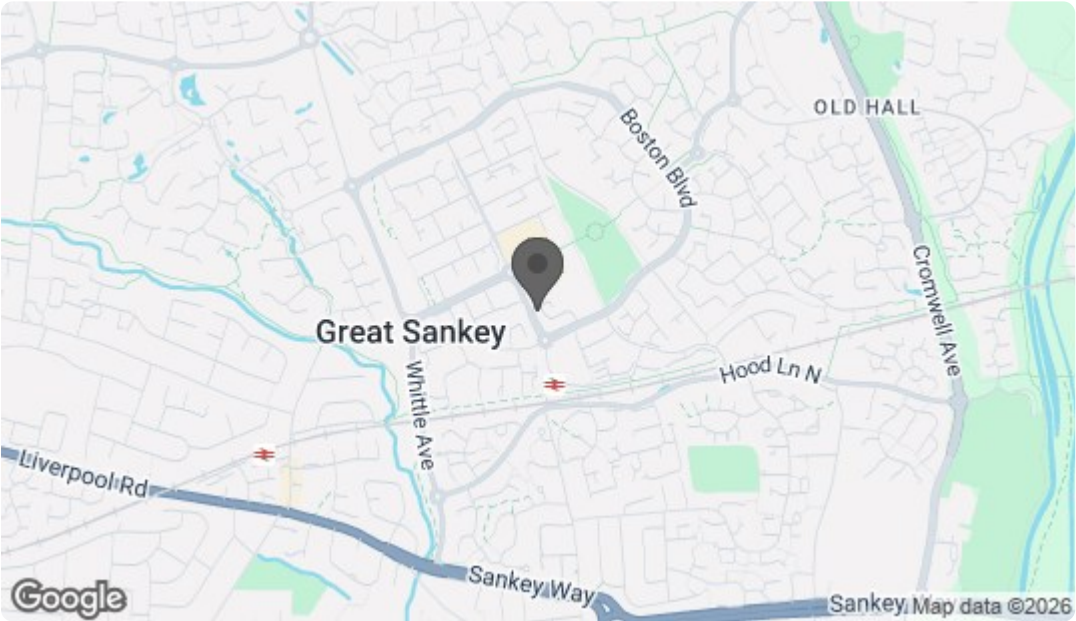
Modern main bathroom comprising a panelled bath with shower over, wash hand basin and W.C., complemented by tiled splashbacks.

Approx Gross Internal Area
59 sq m / 635 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		