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## Arundel House Rylands Street, Warrington, WA1 1EN

### Offers In The Region Of £70,000

Howell and Co are delighted to offer to the market this beautifully presented third-floor studio apartment, ideally situated within Arundel House in the heart of Warrington Town Centre.

Recently redecorated throughout, this well-maintained apartment offers modern, low-maintenance living and is perfectly suited to a single professional or commuter looking for convenient town centre accommodation.

The property comprises an open-plan living area with a modern fitted kitchen complete with an integrated fridge, a separate bedroom area, and a contemporary shower room fitted with a corner shower enclosure. The apartment benefits from a UPVC double glazed window, neutral décor throughout and an intercom entry system, providing both comfort and security.

Ideally located just a short walk from Warrington's extensive range of shops, restaurants, cafés and leisure facilities, the property also offers excellent transport links. Both railway stations are within easy reach, while the nearby M6 and M56 motorways provide convenient access to Liverpool, Manchester and beyond, making this an ideal home for commuters.

Available with no chain, early viewing is highly recommended to avoid disappointment.

## LIVING AND KITCHEN AREA



Open plan living/kitchen area with wall and base units incorporating a stainless steel sink with mixer tap, built in oven and halogen hob, integrated fridge, Upvc double glazed window to the front elevation.

## BEDROOM



With access door leading to the shower room/w.c.

## SHOWER ROOM/W.C



Fitted with a modern three piece suite comprising: A corner shower enclosure with glass doors, pedestal hand wash basin and a low level w.c, part tiled walls, vinyl flooring.

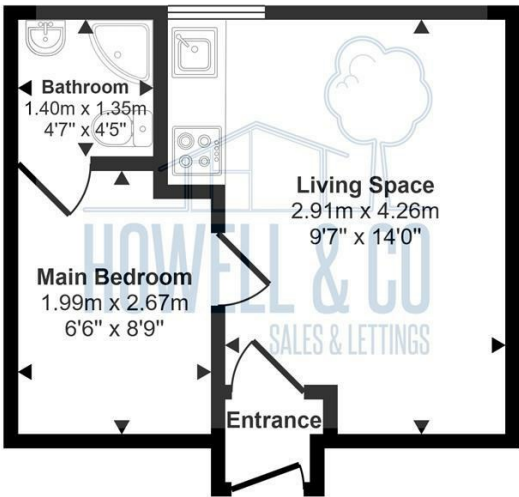
## OUTSIDE



Externally, this property has secure intercom entry.

This property also has a communal laundry room in the basement.

Approx Gross Internal Area  
22 sq m / 233 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                                                     |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |