



# Bridgewater

## Estates & Lettings



### **Spires View Lintott Gardens, Warrington, WA1 2LD**

**LOCATION LOCATION LOCATION** - This immaculately presented two bedroom, two bathroom 2nd floor apartment is part of a recently built development positioned within an easy walk of the town centre and Central Train Station for quick commutes into Manchester or Liverpool.

Lift access to all floors.

2nd Floor

We highly recommend an early inspection of this high spec. contemporary apartment to avoid disappointment.

- 2nd floor
- Parking allocated
- Easy commute to Manchester
- Council tax B
- Communal Wifi available
- Close to town centre
- On site maintenance available
- Furnished
- Secure video access
- Epc rating C

**£725**

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### Viewing Information

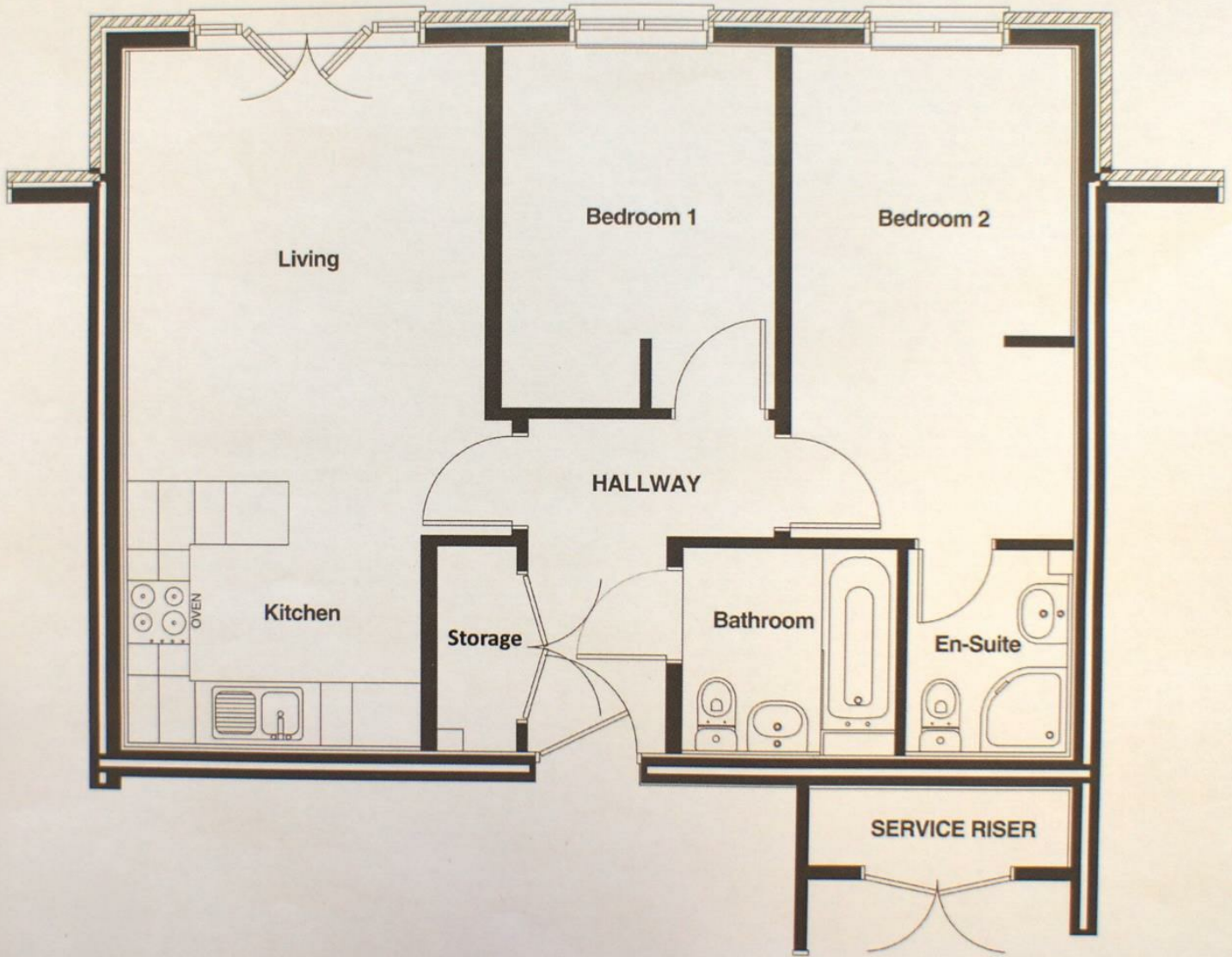
Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to [sales@bridgewaterel.co.uk](mailto:sales@bridgewaterel.co.uk).

### Local Authority

Warrington Borough Council, Town Hall, Sankey Street, Warrington, 01925 443322







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

