



# Bridgewater

## Estates & Lettings



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

This immaculately presented two bedroom, two bathroom top 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.

Offered on a part furnished basis the apartment is provided with white goods including washer drier and fridge freezer. There is also the added benefit of an Envirovent system providing conditioned air into the apartment.

Lift access to all floors.

Top Floor.

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

- furnished
- Close to town centre
- Top floor
- En suite to main bedroom
- Secure video access
- Communal Wifi available
- Epc rating c

**£750**

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### Local Authority

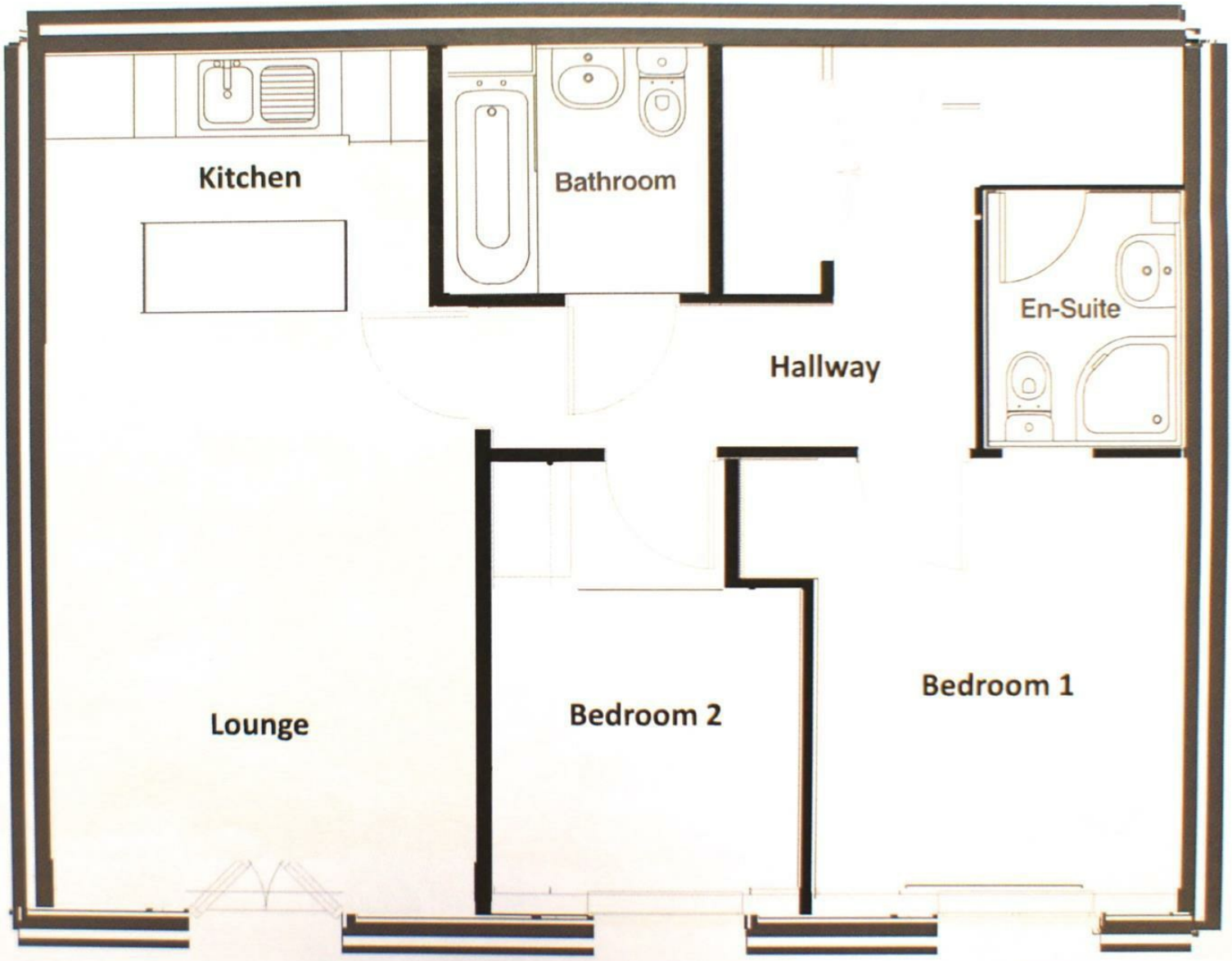
Warrington Borough Council, Town Hall, Sankey Street, Warrington, 01925 443322

### Viewing Information

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







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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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