



Bridgewater

Estates & Lettings



Spires View Lintott Gardens, Warrington, WA1 2LD

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.

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

Lift access to all floors.

2nd Floor

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

- En suite to main bedroom
- Parking allocated
- Easy commute to Manchester
- Council tax B
- Communal Wifi available
- Close to town centre
- On site maintenance available
- Part-furnished
- Secure video access
- Epc rating C

£675 Per Calendar Month

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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.

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 | | |
| (81-91) B | 82 | 82 |
| (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 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

