



**Mark Antony**  
SALES & LETTING AGENTS

# To LET

## Dutton Court, Warrington Unfurnished



## PROPERTY DESCRIPTION

This well-presented two-bedroom apartment is ideally situated in the heart of the town centre, offering easy access to amenities and transport links. Located on the first floor of a modern development with lift access, the property features a spacious living area with contemporary décor and a Juliet balcony. The kitchen is thoughtfully designed with ample storage. Both bedrooms are generously sized with neutral finishes, complemented by a modern bathroom. Residents benefit from communal parking. Its prime location near train stations makes it perfect for commuters or investors. Early viewing is highly recommended.

## PROPERTY FEATURES

- Two Bedroom Apartment
- Spacious Living Area
- Town Centre Location
- First Floor Apartment
- Lift Access
- Communal Parking
- Modern Décor
- Juliet Balcony
- Walking Distance From Train Stations
- Local Amenities



## NOTES TO PROSPECTIVE TENANTS

Appliances included: Fridge/Freezer (Non repairable, Non Replaceable)

Considering Pets

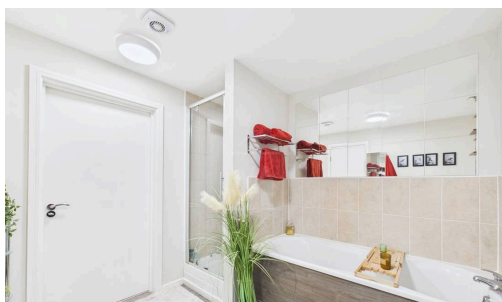
## GENERAL INFORMATION

Council Tax band: B

EPC Energy Efficiency Rating:

## RENTAL AVAILABLE FROM

8th of January



**£50 FOR YOU!** \*and they sign up fully managed with us.

if you refer a Warrington landlord\*

**MA Mark Antony**

Note: These details have been prepared as a general guide only and do not constitute any part of any contract. The function of any appliances, services, sockets or cables are not guaranteed. Any interested party should satisfy themselves about any matter of importance to them and not rely on the contents of these particulars when making the decision to offer.

**safeagent** **The Property Ombudsman**

**SCAN ME!**