



Bevan Court, Warrington, WA4 M33

Asking Price of £550 pcm

Property Features

- One Double Bedroom Apartment
- Located on the Ground Floor
- Newly Decorated
- Available 18th February 2021
- Secure Underground Parking
- Open-Plan Lounge– Diner
- With Fridge-Freezer and Tumble Dryer
- Easy Access to Transport Links
- Close to Warrington Town Centre
- Perfect for Professional Couple



Full Description

Lovely ground floor one double bedroom apartment located close to Warrington Town Center, with easy access to train station and motorway. Newly decorated throughout and available immediately. Offering secure underground parking and spacious open-plan lounge-diner.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

ENTRANCE HALL

The entrance hall offers laminate wood effect flooring; pendant light fitting; alarm control panel; and a storage cupboard with plumbing for washing machine and space for coats and boots.

KITCHEN/DINER 12' 10" x 16' 3" (3.93m x 4.96m)

Spacious and bright open-plan living space with two uPVC double glazed windows facing into the court yard area fitted with roller blinds and vertical blinds. This room offers laminate wood effect flooring; ceiling mounted spot lighting; TV and telephone points; electric wall mounted heater; coming with 2 seater sofa, coffee table, small dining table and two chairs and TV stand. Within this room is a fitted kitchen area with matching base and eye level storage units; stainless steel sink unit with chrome mixer tap; electric oven and four ring electric hob; tumble dryer and fridge-freezer.

BEDROOM 8' 2" x 11' 3" (2.51m x 3.45m)

A double bedroom with uPVC double glazed window to front aspect with fitted vertical blinds; wall mounted electric heater; carpeted flooring; pendant light fitting; ample electrical sockets; TV and telephone point and this room comes with a wardrobe.

BATHROOM 6' 2" x 7' 1" (1.88m x 2.18m)

The bathroom has been newly tiled and re-fitted recently. This room offers wall mounted electric heated towel rail; tile effect linoleum flooring; part tiled walls; three-piece white suite, comprising of: low-level WC, pedestal hand wash basin with wall mounted mirror over and shaver socket, and paneled bath with chrome thermostatic shower over and half glazed screen.

EXTERNAL

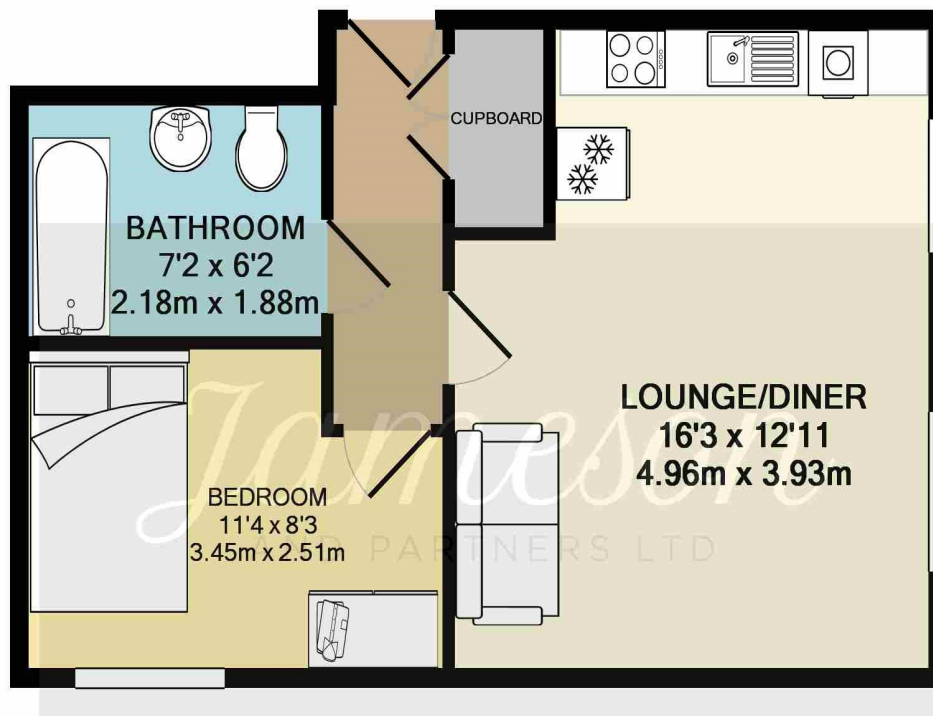
This property offers an underground car park with secure access. There is also parking on the road which is free for up to 2 hours.

The property is access via a court yard area which paved, with decked walkways and lawned areas.



COMMON QUESTIONS:

1. **What length of tenancy is this property available for?** The landlord would prefer a 12-month tenancy, the property is to be rented out for the foreseeable future, therefore a longer term contract is preferred. 6 months may be considered for the right tenant.
2. **How many parking spaces are available?** The property comes with one allocated space, plus there is on street parking which is free for 2 hours.
3. **Which items of furniture are supplied with the property?** The property is let as unfurnished, the items which are in the property are a gesture of good will from the landlord. These items will not be repaired or replaced. Please see the full description for details of items in each room.
4. **Will pets be allowed in this property?** I am afraid that pets are not allowed in this property.
5. **When is the property available?** This property is available from the 18th of February 2021.
6. **How much will I need to earn to afford this property?** The tenant will need to be earning £16,500 pa or £8,250 pa each for a couple.



TOTAL APPROX. FLOOR AREA 378 SQ.FT. (35.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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