



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. 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.

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

VIEWINGS AVAILABLE FROM 3RD FEBRUARY

- **** No fees deal ****
- Parking allocated
- Easy commute to Manchester
- Communal Wifi available
- Close to town centre
- On site maintenance available
- Unfurnished
- Secure video access

£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	

