



# Bridgewater

## Estates & Lettings



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

**LOCATION LOCATION LOCATION** - This immaculately presented two bedroom, two bathroom first 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 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.

1st Floor

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

- En suite to main bedroom
- Communal Wifi available
- Furnished or unfurnished
- Parking allocated
- Close to town centre
- Secure video access
- Easy commute to Manchester
- On site maintenance available

**£725**

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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](mailto: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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
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