



The**Lettings**Company

**Imperial Court, Walton Locks, Warrington.**

**To LET**



## **Modern new build, 2 bedroom 1st floor apartment**

- \*GCH with combi-boiler \*UPVC Double Glazing
- \*Neutral decor & floorings \*Open plan Lounge, diner & kitchen
- \*Balcony with waterside views (ideal for a small patio set)
- \*Two double bedrooms with waterside views (master with fitted wardrobes)
- \*Bathroom (with bath & separate shower cubicle) \*Allocated parking space
- \*Within walking distance to the Town Centre & Stockton Heath Village

**£650 pcm**

**For enquiries call: 01925 26 70 70**

## Accommodation Details

### HALL

Front door, neutral carpet, neutral decor, Utility cupboard housing a washing machine and the combi-boiler, storage cupboard and doors to the lounge, 2 bedrooms and bathroom .

### OPEN PLAN LOUNGE, DINER, KITCHEN

#### **LOUNGE AREA**

Neutral carpet, neutral decor, upvc double glazed French doors leading out onto a balcony with waterside views (ideal for a small patio set), radiator, Sky TV point, telephone point and ceiling light point.

#### **DINING AREA**

Between the lounge and kitchen areas, with tiled flooring.

#### **KITCHEN AREA**

Neutral decor, black tiled flooring, modern white wall and base units with worksurfaces over, electric oven and gas hob with stylish grey splashback, integrated fridge freezer, stainless steel sink unit with mixer tap and drainer, upvc double glazed window to the rear, and chrome ceiling spotlight fitting.

## Other Property Details

### **PARKING**

Allocated parking space within the car park

### **MASTER BEDROOM**

UPVC Double glazed window to the front with waterside view, neutral carpet, radiator, TV aerial point; fitted wardrobes with mirror door and ceiling light point.

### **BEDROOM 2**

UPVC Double glazed window to the front with waterside view, neutral carpet, radiator, and ceiling light point.

### **BATHROOM**

Spacious room with 4 piece bathroom suite, including bath, separate curved shower cubicle , radiator, upvc double glazed window to the rear, neutral tiled flooring and neutral tiled lower walls.

### **LOCATION & LOCAL FACILITIES**

Within a short walk to the amenities of Warrington Town Centre and Stockton Heath Village. Also only a short drive to the M56 and Morrisons superstore .

# Energy Performance Certificate



Imperial Court WARRINGTON WA4 6FL

Dwelling type: Mid-floor flat  
 Date of assessment: 10 May 2012  
 Date of certificate: 10 May 2012

Reference number: 8782-6235-9300-6850-3992  
 Type of assessment: SAP, new dwelling  
 Total floor area: 55 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

**£903**

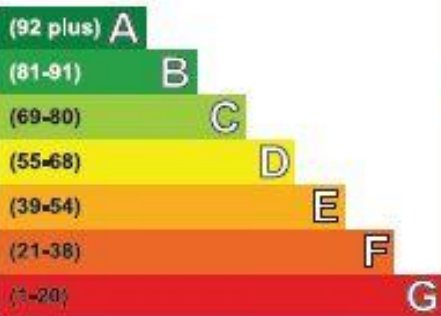
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£108 over 3 years	£108 over 3 years	Not applicable
Heating	£576 over 3 years	£576 over 3 years	
Hot Water	£219 over 3 years	£219 over 3 years	
<b>Totals</b>	<b>£903</b>	<b>£903</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Viewing strictly by appointment. Please call: 01925 26 70 70**