

# Rose Creek Gardens



**SECOND FLOOR APARTMENT | 2 DOUBLE BEDROOMS WITH FITTED WARDROBES | OPEN PLAN LOUNGE WITH JULIET BALCONY | GREAT TRAVEL LINKS.** Two bedroom second floor apartment with lift access, open plan lounge with Juliet balcony, fitted kitchen with integrated appliances including a dishwasher. Two double bedrooms with fitted wardrobes and ensuite to Master Bedroom, Large storage cupboard in the hallway and parking with ample visitors parking.

**£895 Per Month**



**Tel: 01925 600 200**

# Rose Creek Gardens Verden Court



### Accommodation

Modern two bedroom apartment in a popular and convenient location close to Warrington West Train Station. This beautiful two bedroom apartment comprises an entrance hallway, open-plan lounge / dining kitchen, bedroom one with en-suite, bedroom two and bathroom.

### Communal Entrance

Secure entrance hallway with postboxes

### Entrance Hallway

11'8" x 9'6" (3.558m x 2.909m)

Generous entrance hallway with electric storage heater, storage cupboard, utility cupboard housing the 'ZANUSSI easy iron' washing/drying machine, and electric consumer unit.

### Lounge / Dining Kitchen

21'1" x 13'7" (6.440m x 4.159m)

A range of matching base, eye and drawer level units with heat resistant roll top work surface. Integrated appliances including four-ring electric cooker with glass splash back and chrome extractor fan above, fridge/freezer, 'ZANUSSI' dishwasher, stainless steel sink with drainer & electric storage heater, PVC double glazed 'french doors' opening to the rear elevation.

### Bedroom One

11'5" x 11'4" (3.493m x 3.469m )

Electric storage heater, purpose-built wardrobe space, two PVC double-glazed windows to the rear elevation, and ceiling light.

### En-Suite

6'1" x 5'6" (1.866m x 1.701m)

Three piece suite comprising low-level WC, pedestal hand wash basin with mirror above and enclosed corner shower unit with chrome shower attachment. Wall-mounted chrome ladder-style radiator.

### Bedroom Two

11'4" x 10'0" (3.462m x 3.069m)

Electric storage heater, purpose-built wardrobe space, two PVC double-glazed windows to the rear elevation, and ceiling light.

### Bathroom

7'0" x 5'6" (2.154m x 1.696m)

Three-piece suite comprising low-level WC, pedestal hand wash basin with chrome mixer taps and paneled bath with chrome mixer taps with chrome shower attachment above.

### Outside

Externally there is parking available, a flagged walkway leading to the communal front door and communal entrance.

### Council Tax

Band 'B' - £1,453.87 (2024-2025)

### Local Authority

Warrington Borough Council

### Postcode

WA5 3TW

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	82	82
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 62.1 sq. metres (668.3 sq. feet)