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# Ascend

Built on higher standards



Lulworth Place, Warrington

£875 PCM

Located in up and coming South Warrington, this development offers the best of both worlds with its canal-side location and nearby Walton Hall offering peace and tranquility from the bustle of the town centre. With Warrington Bank Quay train station a mile away, commuters are well served too.

These modern apartments also come with high-end fixtures and fittings and the added bonus of parking. The property comprises; entrance hall, two double bedrooms, family bathroom and an open plan kitchen/living room.

This really is a one off opportunity to live in a stunning development in the perfect location and is a must see property.

\* Disclaimer - Property pictures are of show apartment, so furniture and fixtures may vary. Although the development as a whole is 'canal side', this particular apartment does not have canal views and is a ground floor apartment.

Available 4th November 2024  
12 Month Tenancy  
Deposit: £1010  
Council Tax: B





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
90+ A	81+ G	90+ A	86+ B
86-80 B	82+ G	86-80 B	86+ B
80-60 C	78+ D	80-60 C	78+ D
60-40 D	58+ E	60-40 D	58+ E
40-00 E	38+ F	40-00 E	38+ F
0-00 F	0-00 G	0-00 F	0-00 G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	