



JAMES PEACOCK  
PROPERTY

SALES AND MANAGEMENT



## Apartment 309 Kings Court 5 Scotland Road

, Warrington, WA1 2NA

£650 PCM



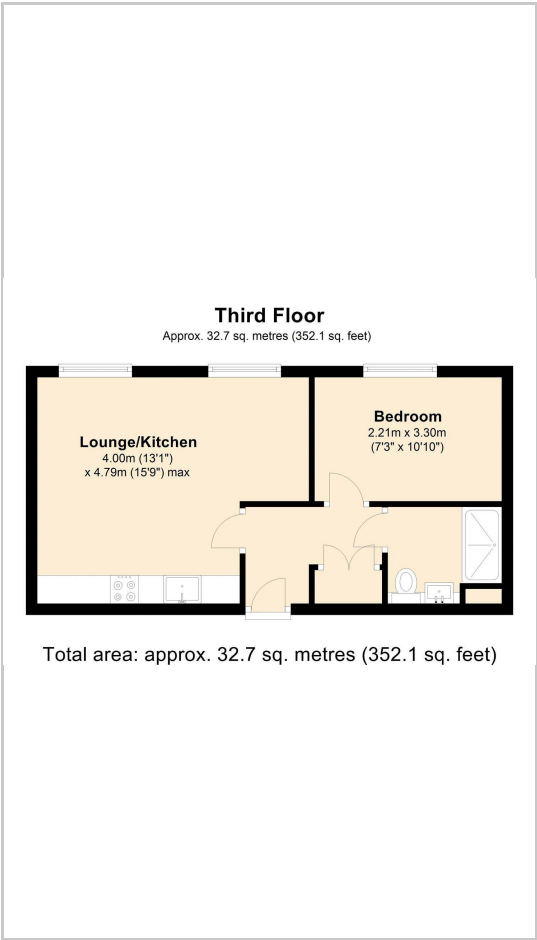
This exclusive third floor apartment is located in the executive Kings Court development in the heart of Warrington Town centre. The striking apartment has a bright open plan living and dining area with a contemporary IKEA fitted kitchen with handleless doors and draw fronts with integrated appliances including electric oven, hob and concealed extractor fan, fridge freezer, automatic dishwasher and a Washer/dryer in its own designated service cupboard area. There is a large double bedroom and separate shower room with Hansgrohe sanitary ware featuring a 9 inch rain head shower and a heated/illuminated mirror vanity unit. There are LED downlights to hallways, living area and bathroom. The apartment has its own dedicated fibre optic broadband, with a provision for SKY Q to living areas. For your security there are two biometric monitored entries for residents that provide a secure living experience. Communal areas are cleaned weekly to ensure a clean environment to live in. Central Train Station and Warrington bus station are within walking distance. The M6 and M62 Motorways are close by with Liverpool and Manchester City Centre within a 20 mile radius.



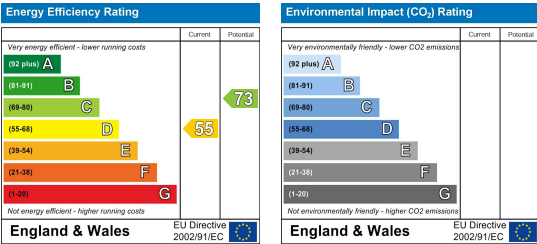
## Area Map



## Floor Plans



## Energy Efficiency Graph



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