



## 9 THE WORKS, 23 BRIDGE ROAD WARRINGTON, WA1 4AY

**£140,000**  
**LEASEHOLD**

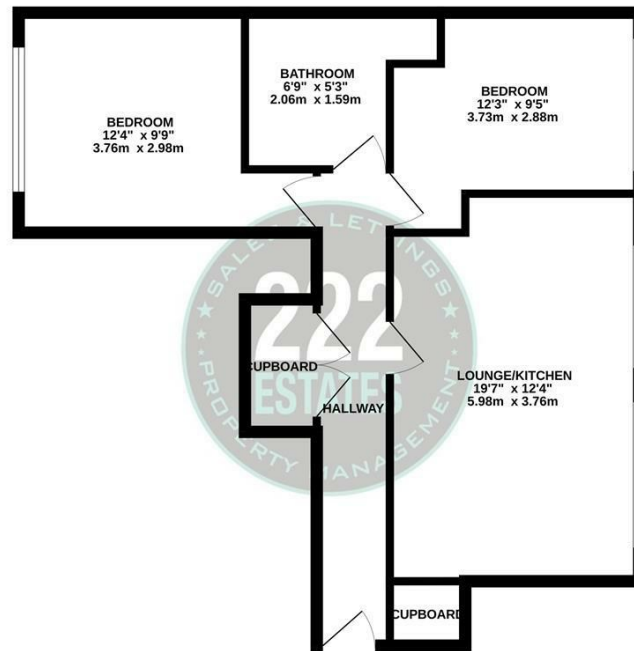
222 Estates are pleased to present for sale this recently built and unique opportunity to purchase a 2 Bedroom ground floor apartment in one of Warrington's most sought-after areas.

The Works is a stunning new development with unique features such as exposed concrete and metallic electrical ducting. The apartment is situated on the ground floor and consists of two good sized bedrooms, a three-piece family bathroom with a shower over the bath and a large modern open plan fitted kitchen and lounge area.

The development also benefits from secure parking, electric vehicle charging points, a secure bike store and communal gardens.



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 12/2023



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      | 60        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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