

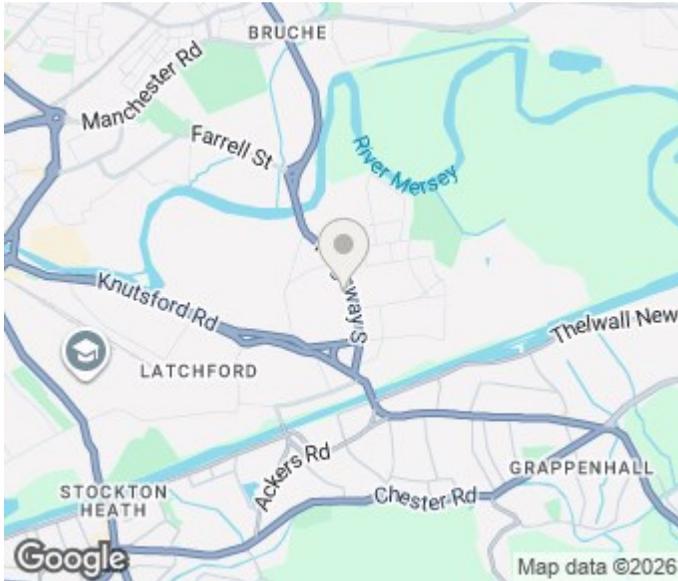


FIRST FLOOR FLAT HENSHALL AVENUE WARRINGTON, WA4 1PY

£650 PCM

Welcome to this exceptionally presented first-floor flat located on Henshall Avenue in the desirable area of Orford. This modern, purpose-built building offers a spacious and inviting living space, perfect for individuals or couples seeking comfort and convenience.





| Energy Efficiency Rating | | Current | Potential |
|---|----|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 66 | | |
| (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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