



68 Monks Place, Warrington, Cheshire, WA2 7DX

£825 PCM





68 Monks Place, Warrington, Cheshire, WA2 7DX

£825 PCM

The apartment is situated on the 1st floor and briefly comprises of the flowing accommodation: Entrance hall, OPEN PLAN living area with Juliet balcony and a fitted kitchen, master bedroom with wardrobes and en-suite shower room, double size 2nd bedroom and bathroom. Off road parking can be found to the rear of the apartment block. The property overlooks a well maintained communal green with children's play area and is ideally located within walking distance of Warrington town centre, train stations and local amenities.



Description



Council Tax Band:



## Monks Place, Warrington

Approximate Gross Internal Area :-  
Total :- 57.07 sq m / 614 sq ft

The floor plan illustrates a rectangular property layout. At the top is the 'Open Plan Living Area' (19'5" x 11' / 5.91 x 3.36m). To its left is the 'Kitchen' (5'1" x 7'1" / 1.54 x 2.17m), which includes a sink and stove. Below the kitchen is a 'Bathroom' (5'1" x 7'1" / 1.54 x 2.17m) containing a bathtub, toilet, and sink. To the right of the living area is a 'Bedroom' (10'4" x 8'2" / 3.14 x 2.50m). Below this bedroom is another 'Bedroom' (10'4" x 10'2" / 3.14 x 3.10m). At the bottom of the plan is a second 'Bathroom' (6'7" x 5'7" / 2.00 x 1.70m) with a shower, toilet, and sink. A central hallway provides access to all rooms. Arrows indicate the location of doors and windows.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		80	80
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ  
Tel: 01925 210 250 Email: [info@declanjames.co.uk](mailto:info@declanjames.co.uk) [www.declanjames.co.uk](http://www.declanjames.co.uk)