



Arundel House
Rylands Street
Warrington
Cheshire
WA1 1EN

Offers In Excess Of £74,000

bettermove 

Rylands Street Warrington

Bettermove are proud to present this 1 bedroom flat in Warrington available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

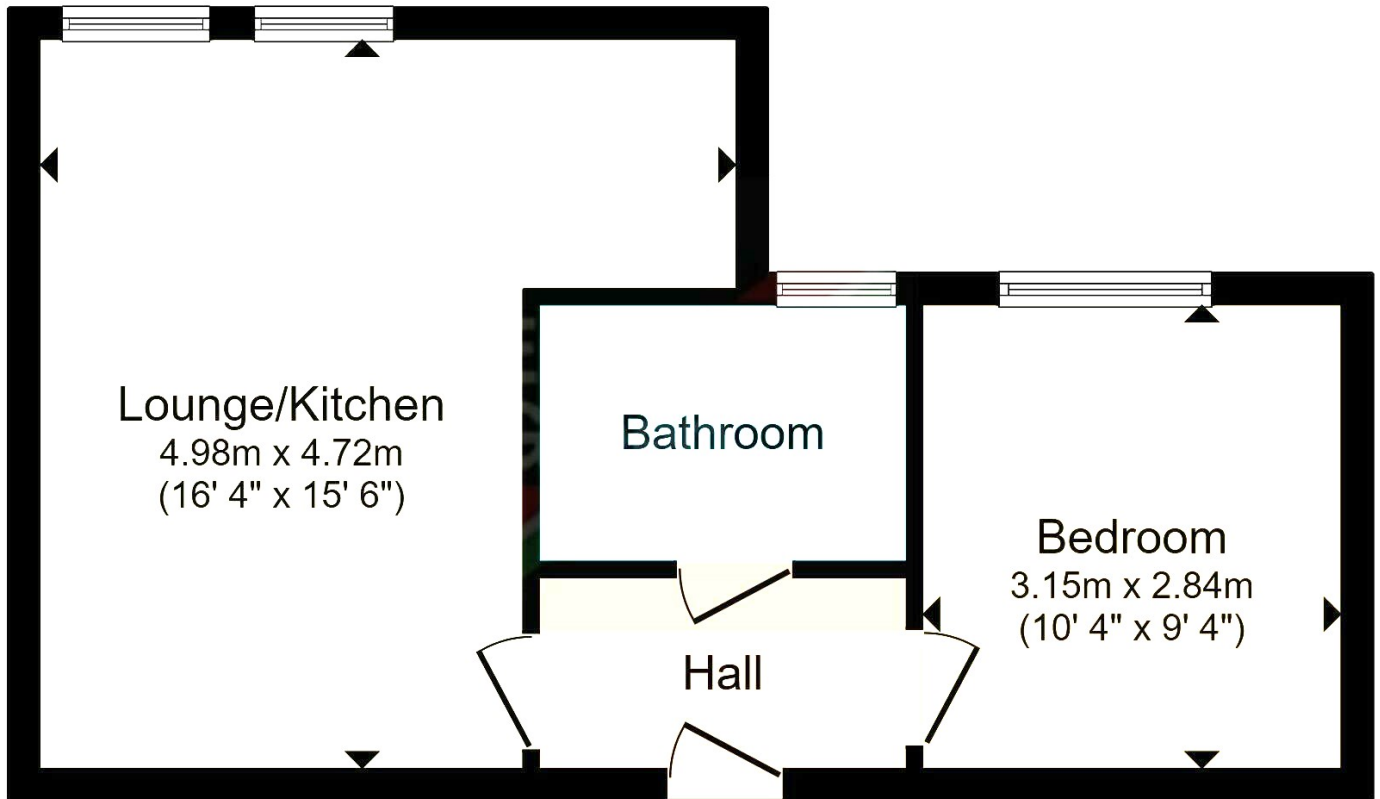
This is a leasehold property with 151 years on the lease from 2016; the ground rent is £150pa and the service charge is approximately £500pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and shower room.

Located in the popular town of Warrington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A49, Warrington Bank Quay train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total floor area 36.3 m² (391 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk