

## Apartment 5 Egremont Court, Wilderspool Causeway, Warrington, Cheshire WA4 6LB

Long leasehold first floor purpose built two bedroom apartment  
- Full vacant possession



### Property Summary

- Long leasehold first floor purpose built two bedroom apartment
- Full vacant possession
- GIA approximately 56 sq.m (603 sq.ft)
- Off street parking

### Location

Situated on the south side of Wilderspool Causeway opposite the junction with Menin Avenue. Public transport includes Warrington Bank Quay railway station and local bus routes. Shopping amenities are at Greenalls Avenue with further shopping available at Riverside Retail Park. Recreation facilities can be found to the rear of Egremont Court at Wilderspool Causeway Park.

### Accommodation

Open plan reception room/kitchen, two bedrooms, one with en-suite shower room/wc, bathroom/wc

The property benefits from central heating, entry phone and communal lift (none tested) and double glazing

### Lease Details

Held on a 900 year lease from 1/1/2003 at a ground rent to be advised

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