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HOWELL & CO.
SALES & LETTINGS









5 Burgundy Court Louisiana Drive, Warrington, WA5 3TG

£999 PCM

TWO BEDROOM TOP FLOOR APARTMENT | TWO BATHROOMS | EN-SUITE TO MASTER BEDROOM | OPEN PLAN LIVING | MODERN FITTED KITCHEN | OFF ROAD PARKING | AVAILABLE BEGINNING OF DECEMBER | COUNCIL TAX BAND B

Howell & Co. are delighted to present this well-appointed two bedroom, top floor apartment, situated within the popular Burgundy Court development in Great Sankey.

Offering bright and spacious accommodation throughout, the property features a welcoming entrance hallway, a generous open plan living and kitchen area, two well-proportioned bedrooms, an en-suite shower room to the master bedroom and a separate family bathroom. The open plan layout creates a fantastic space for both relaxing and entertaining, whilst the neutral décor provides a fresh and versatile interior.

Externally, the property benefits from off-road parking and is conveniently positioned within easy reach of local amenities, transport links and Warrington town centre.

Ideally suited to professionals, couples or small families, this attractive apartment offers comfortable, low-maintenance living in a highly convenient location.

Early viewing is highly recommended.

EXTERNAL



The property is situated within the established Burgundy Court development and benefits from off-road parking, with convenient access to surrounding amenities and transport links.

HALLWAY



A welcoming entrance hallway providing access to the accommodation, featuring neutral décor, carpeted flooring and a useful storage cupboard with plumbing for a washing machine.

LIVING ROOM





A bright and spacious open plan living area offering ample space for both lounge and dining furniture. Featuring neutral décor, carpeted flooring, a radiator and French doors with a Juliet balcony, allowing plenty of natural light to fill the room.

KITCHEN





The modern fitted kitchen comprises a range of white wall and base units with complementary work surfaces, an integrated oven, hob and extractor hood, together with space for additional appliances.

BEDROOM 1







A generously proportioned double bedroom featuring neutral décor, carpeted flooring, a radiator and a window allowing natural light. The room also benefits from access to a private en-suite shower room.

ENSUITE



Fitted with a modern three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Complemented by tiled walls and a heated towel rail.

BEDROOM 2





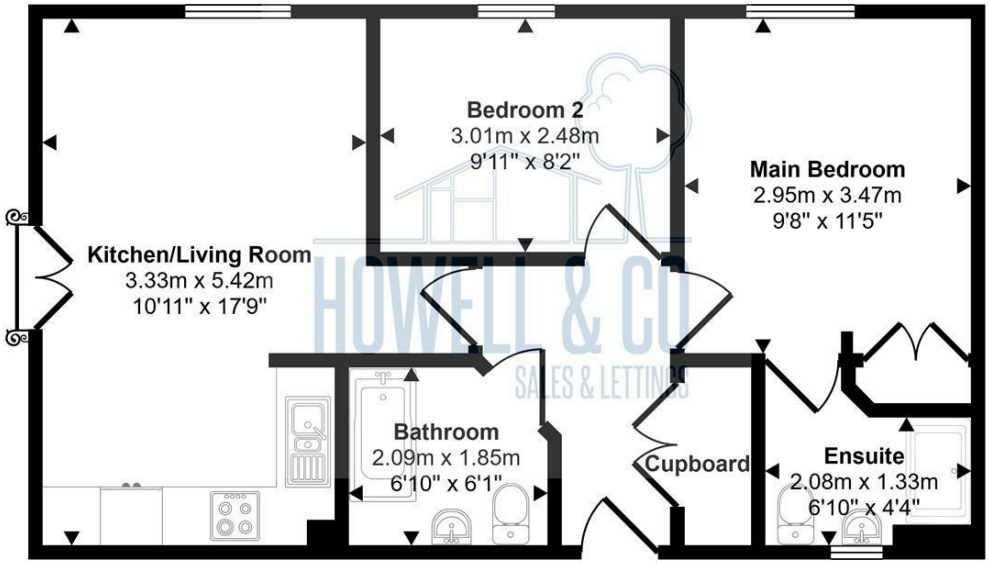
A well-proportioned second bedroom featuring neutral décor, carpeted flooring, a radiator and a window providing natural light. Ideal for use as a guest bedroom, child's bedroom or home office.

BATHROOM



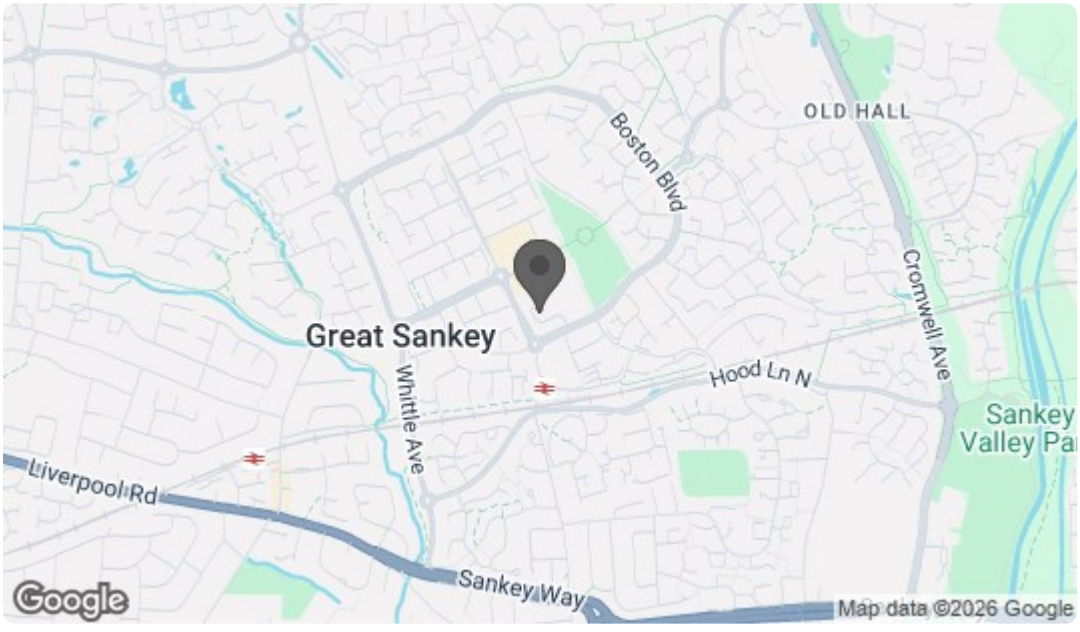
Fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, pedestal wash hand basin and low-level WC. Finished with contemporary wall tiling.

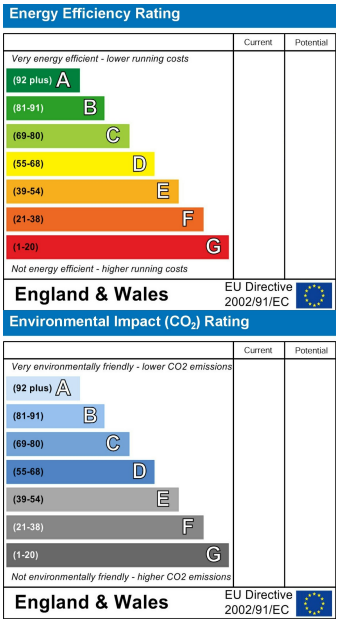
Approx Gross Internal Area
52 sq m / 561 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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