





32 Rylands Drive, Warrington, WA2 7DB

£800PCM (Deposit: £923)

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Tax Band: Furnished: Unfurnished

A two bedroom top floor apartment located within this popular & convenient development.

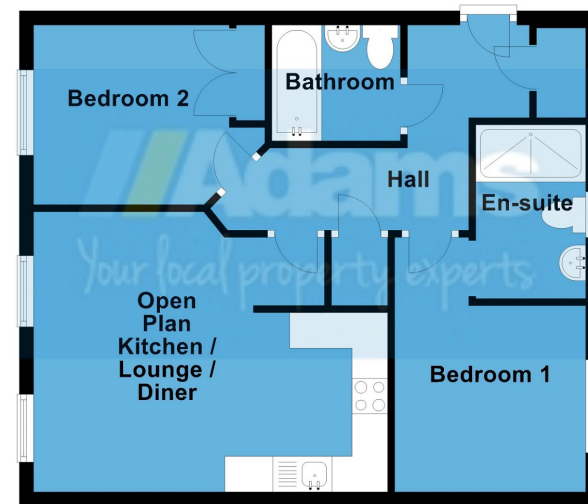
Features include; entrance hall, open plan lounge / kitchen / dining room, two bedrooms, en-suite, bathroom, allocated parking for one car & additional visitor parking.

Viewing Advised.





### Third Floor



23/02/2023, 17:28

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
32, Rylands Drive Walsbyrton Walsbyrton	Energy rating <b>B</b>	Valid until: 15 April 2029 Certificate number: 8803-8335-2829-6886-2413

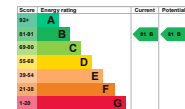
Property type: Top-floor flat  
Total floor area: 51 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-landlords-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-landlords-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is B. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/8803-8335-2829-6886-2413/print#view>

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