





17 WARBURTON CLOSE

Hale Barns WA15 0SJ

Asking price £16,000PCM

A Wealth of Interior Splendour

From the moment you walk through the door, you are welcomed by some of the finest interiors in the area. No expense has been spared in creating this fabulous 4 bedroom property, which boasts impressive leisure basement with cinema, games room, bar, fully stocked gym with changing facilities and a sauna for recovery.

The ground floor has a spectacular open plan kitchen with twin islands, high spec appliances, breakfast bar and cosy lounge area. You also find fabulous formal reception & dining rooms, home office, w/c cloaks and an integral garage.

To the 1st floor there are 4 spacious bedrooms, all fitted with the finest wardrobing & furnishings. The master bedroom includes a large dressing room on a mezzanine level. There is a contemporary family bathroom and a laundry room.

The property has an integrated media system controlling the AV, lighting, security systems and heating.

The grounds are secure and private, enjoying a south easterly aspect. The driveway provides off road parking for 2 cars and a 3rd in the garage.

The property is available immediately, fully furnished as seen. Few properties of such quality ever come to the rental market. Please contact Pearson Estates to arrange your viewing.













Features

- Sauna & Changing Facilities
- Electric Gates & CCTV
- Integral Garage
- Control4 Media System
- 4/5 Bedrooms
- Fully Furnished
- Recreational Basement
- Fully Equipped Gym
- Bespoke Interior Design
- ALL INCLUSIVE of bills and maintenance!

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The ALL INCLUSIVE package..

This property comes with the ALL INCLUSIVE package providing maximum convenience.

What's included?

- Electricity, Gas & Water bills.
- Council Tax.
- Phone, Wifi & Sky TV package.
- Garden Maintenance.
- Window Cleaning.
- Housekeeping / Professional Cleaning.

Why choose?

- All services are in place from move in.
- No waiting for services to be set up.
- No setting up accounts & payments.
- No closing accounts when you move out.
- Everything, in one monthly payment.
- Maximum Convenience.



OUR SERVICES

Arriving in a new property in unfamiliar surroundings can be a stressful experience. Our Concierge & Property Management services provide you with assistance as and when required.

Helping you to settle into your new home.

Concierge

- Bookings & Reservations.
- Personal Shopping.
- Health & Leisure Advice.
- Interior Design & Furnishing.
- Hair, Beauty & Aesthetics.
- Entertainment.
- Professional Cleaning & Car Valeting.

Management

- Personal Property Manager.
- Recommended Tradesman Repairs.
- Garden Maintenance.
- Home Automation.
- Leisure Facility Servicing / Maintenance.
- Property Security
- Tenancy Check In / Check Out Service

