



12 Medway Court
St. Helens, WA9 2AZ

Offers Around
£78,950

GROUND Floor APARTMENT. TWO Bedrooms. VACANT Possession. OPEN PLAN. SPOTLESS Accommodation. Service Charge approx £166 pcm. Ground Rent approx £218 pa. IDEAL Buy To Let. Allocated PARKING. All Electric Heating.

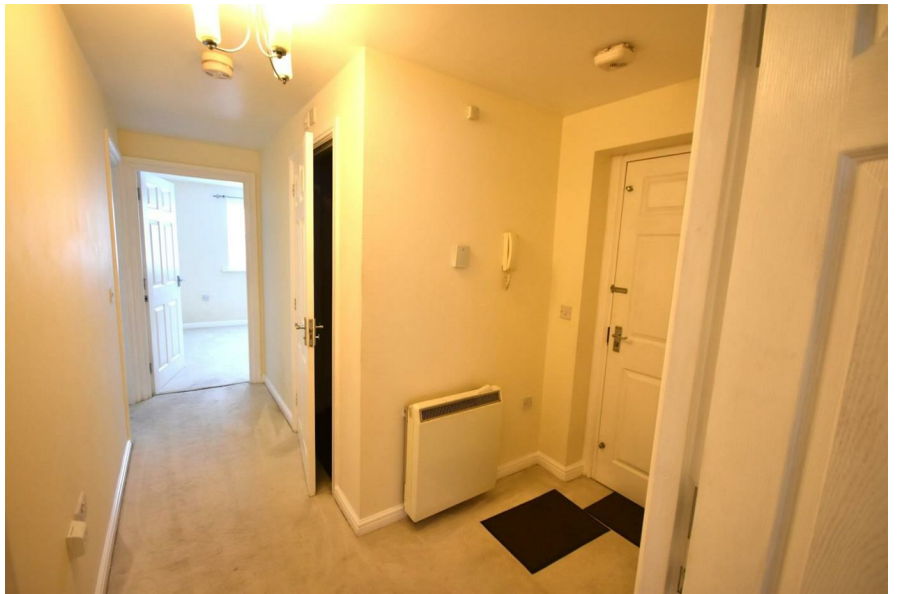
Halton Kelly are pleased to offer for purchase this Ground Floor two Bedroom Apartment which is spotless and ready to move into. All appliances are electric and briefly laid out as follows, Secure Entrance to the complex, Entrance Hallway with Storage Cupboard, Open Plan Kitchen/Lounge, two Bedrooms and Bathroom with Shower.

Outside is a designated parking space, with additional visitors parking spaces.

Please call the office for accompanied viewing arrangements.

ENTRANCE HALLWAY

With Storage Cupboard and storage heater.



OPEN PLAN KITCHEN/LOUNGE

22'5 x 15'7 (6.83m x 4.75m)

Lounge area has electric storage heater, wall mounted electric fire and twin ceiling lights. The Kitchen is fitted with wall and base units, storage heater, integral electric hob and oven, space for larder style fridge/freezer and plumbing for washing machine.



KITCHEN/LOUNGE ALTERNATE VIEW



BEDROOM ONE

12'0" x 11'1" maximum (3.68m x 3.38m maximum)

Double Bedroom with storage heater.



BEDROOM TWO

13'4 x 7'7 (4.06m x 2.31m)

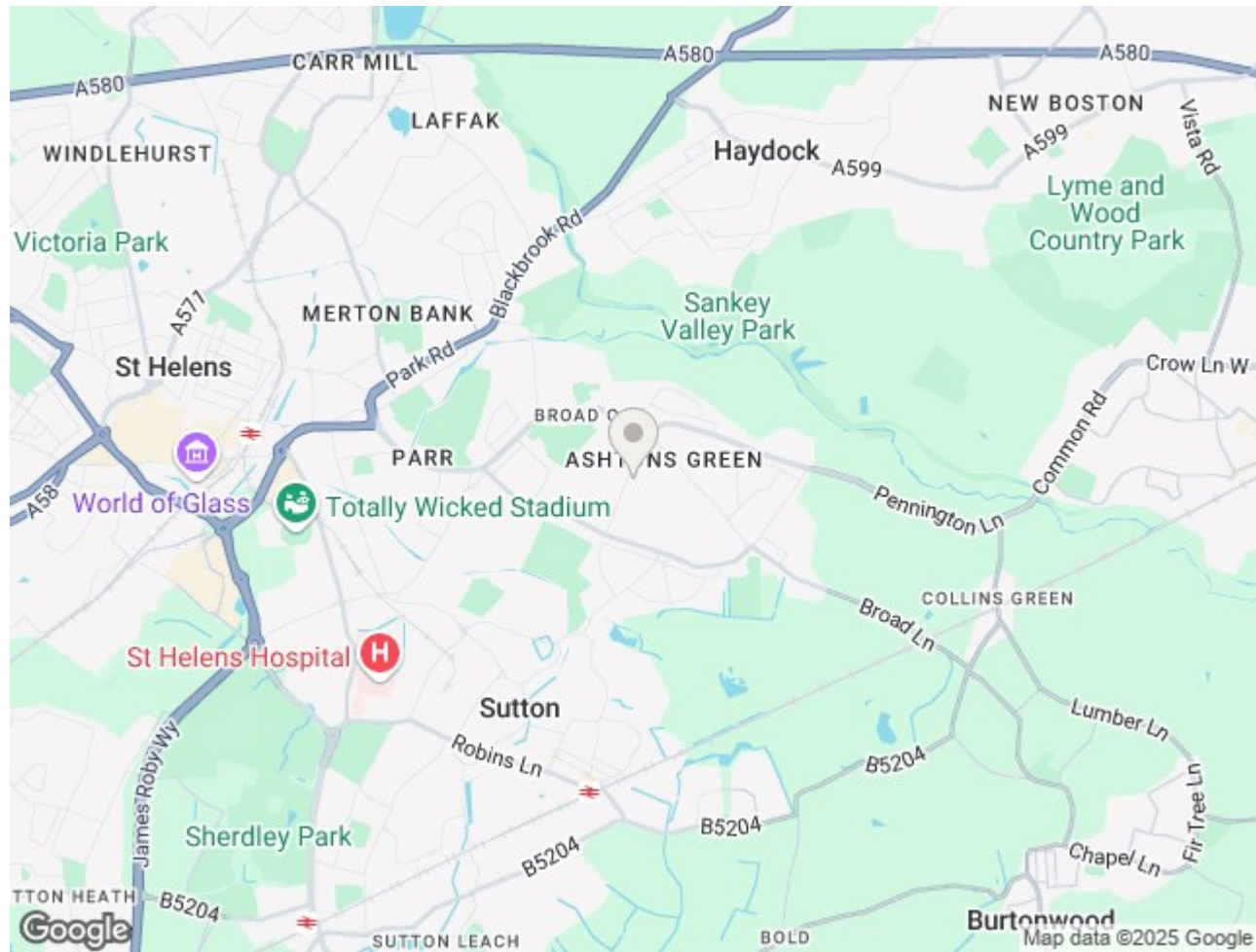
Large Single Bedroom with storage heater.



BATHROOM

Three piece suite with Shower over Bath and Screen, stainless steel towel rail.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82

England & Wales

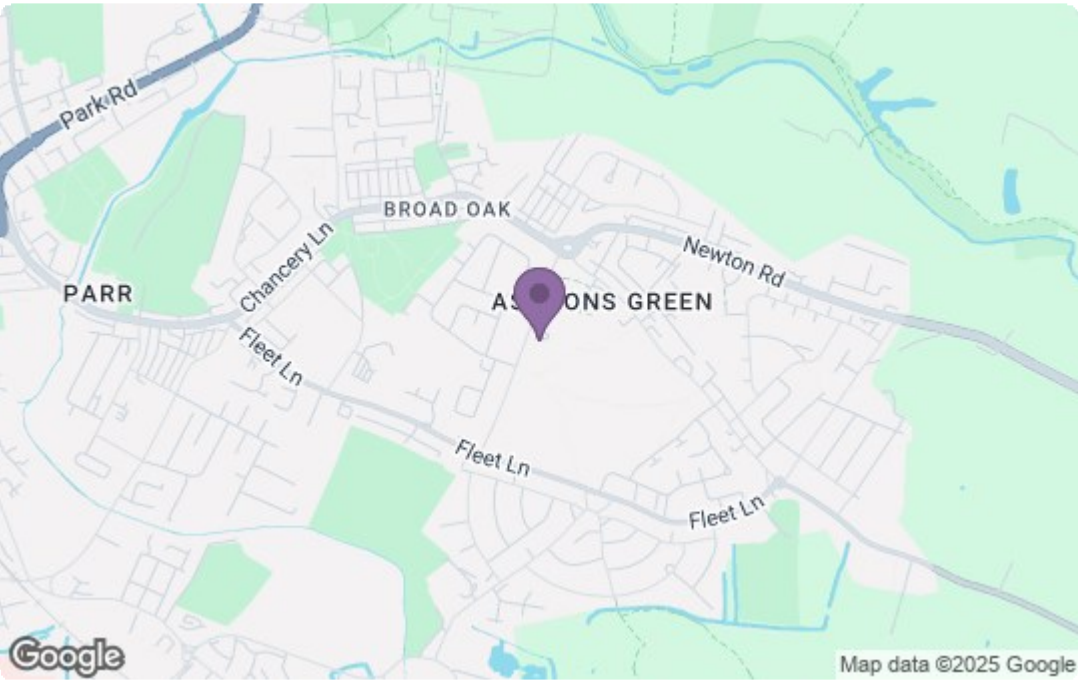
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales

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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.