



140d, Prescot Road, St Helens, WA10 3TY

Offers Over £70,000

*David
Davies* *Collection*

140d, Prescott Road, St Helens, WA10 3TY

- EPC: D
- Council Tax Band: A - St Helens
- Leasehold - 117 Years Remaining
- Ideal for Investors - Sold With Tenant in Situ
- 6.6% Gross Rental Yield
- Two Double Bedrooms
- Modern Bathroom
- Communal Parking
- First Floor Apartment
- Excellent Location

Introducing this attractive proposition on Prescott Road, St Helens, Merseyside, WA10 3TY. It is a spacious first-floor apartment offering excellent investment potential with a strong rental return.

This well-proportioned property features a versatile floorplan, allowing it to be configured as either a two double-bedroom apartment or as a one-bedroom home with two reception rooms, depending on the occupant's needs. The layout provides flexibility and functionality, making it attractive to both tenants and owner-occupiers alike.

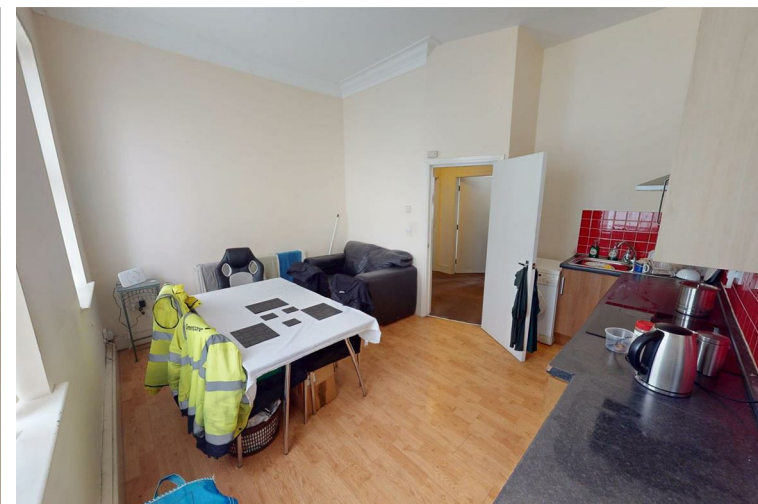
The apartment is currently tenanted, achieving £525 per calendar month, equating to an impressive 6.6% gross rental yield — making it a fantastic opportunity for investors seeking a property with a healthy return and consistent demand.

Conveniently located on Prescott Road, the apartment is within easy reach of local shops, amenities, schools, and transport links to St Helens town centre and surrounding areas.

This is a great chance to secure a high-yielding investment property in a popular and accessible area — early viewing is strongly recommended.

Ground Rent £250 per year And Service Charge / Insurance £750 per year but can increase

EPC: D

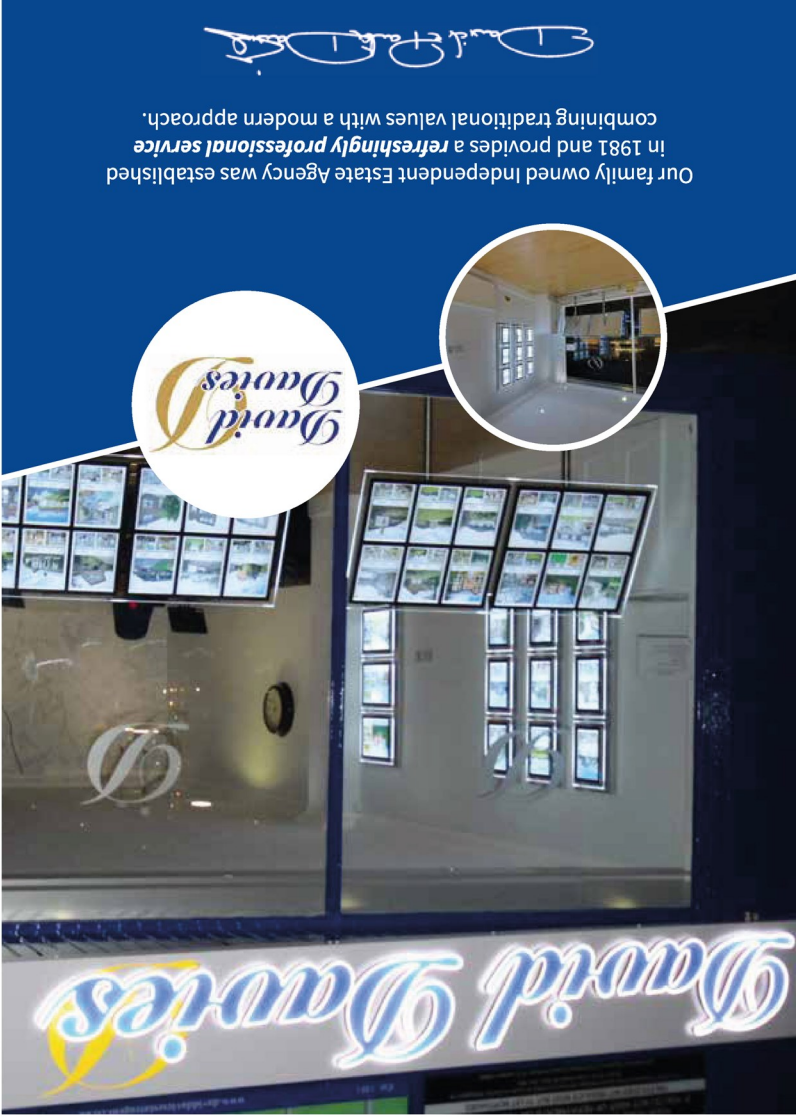


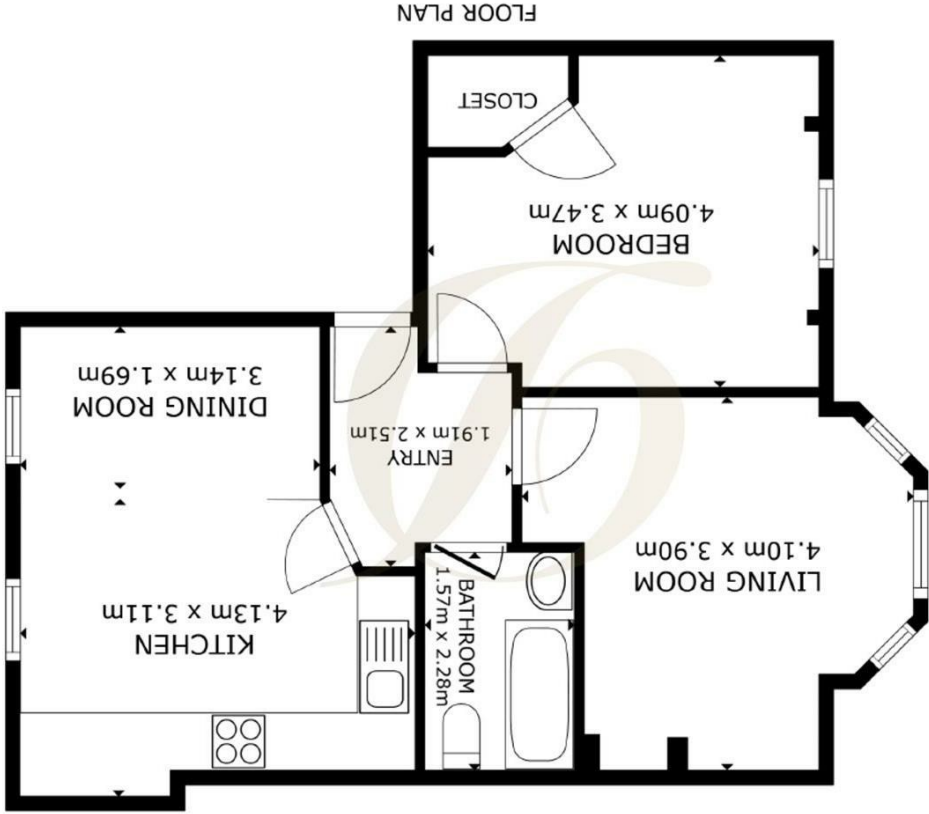




Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better mortgage deal
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



For life's meaningful moments






Information on tenant permitted fees can be accessed via the link below

www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE

T: 01744 885753

sales@daviddaviesestateagent.co.uk

lettings@daviddaviesestateagent.co.uk

www.daviddaviesestateagent.co.uk

