

21, Cunningham Court, St. Helens, WA10 4GA





## 21, Cunningham Court, St. Helens, WA10 4GA

*Superb, furnished two bed upper floor apartment located close to St. Helens town centre.*



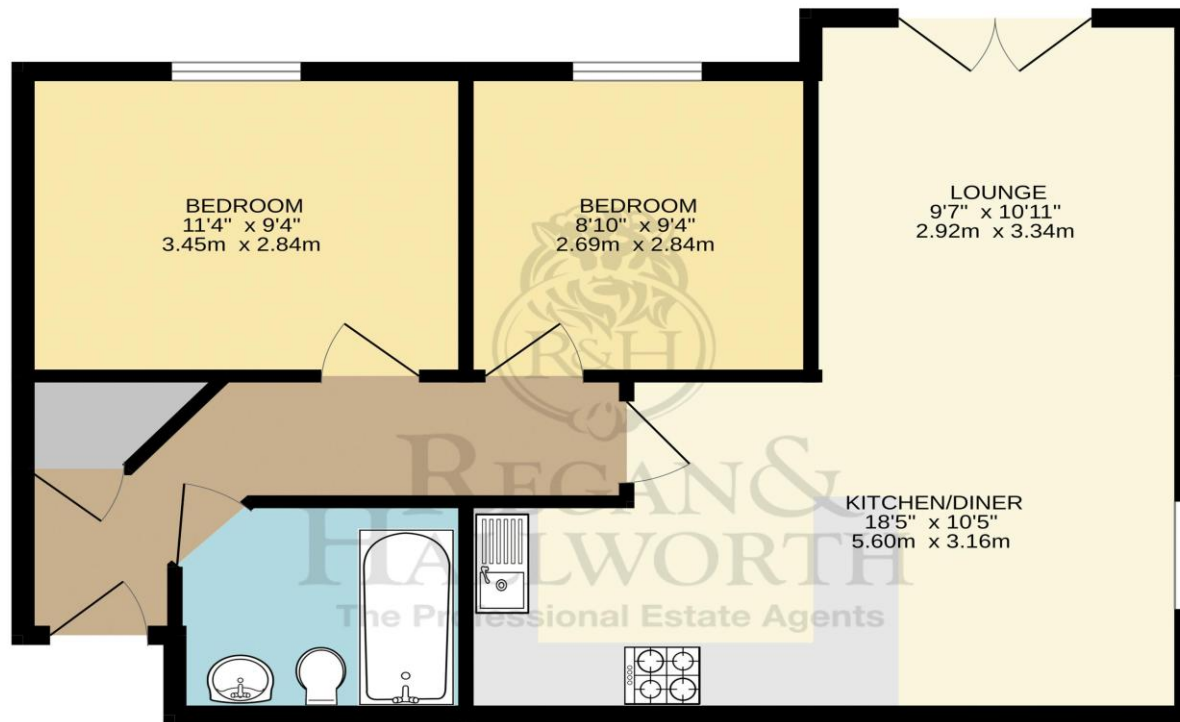
- Outstanding upper floor apartment
- Modern fitted kitchen with appliances
- Family bathroom / shower over bath
- Close to amenities and transport links
- Great sized open plan lounge / dining
- Two good sized double bedrooms
- Allocated off street parking
- 591 SQ. FT.

IDEAL INVESTMENT OPPORTUNITY. Now available for sale and offered with a TENANT IN SITU is this fantastic property located in a modern block of apartments in St. Helens. This spacious two bed upper floor apartment, Cunningham Court is situated close to the town centre which offers a wide range of amenities along with public transport links including bus and train station and is just a short drive to several major motorway networks. The current rent being paid is £750 per calendar month with a current tenancy in place that runs until January 2026. In brief the accommodation comprises of communal entrance hallway with secure phone entry system then stairs leading up to the apartment. On entering the property, the entrance hallway opens to give access to a store cupboard, modern fitted family bathroom comprising of wc, sink unit and bath with shower over then access into two good sized double bedrooms. There is a spacious open plan living / dining area which then opens to the modern fitted kitchen which boasts a range of wall, base and drawer units along with some appliances. Internal inspection is highly recommended to fully appreciate the deceptive size, finish and excellent location.









TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

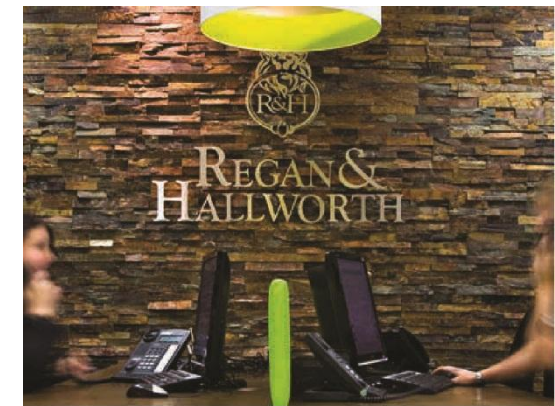
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com