



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Breccia Gardens, St. Helens, WA9 1SB Offers In Excess Of £80,000

We are pleased to offer for sale this two bedroom apartment which is an ideal buy to let investment with the current tenant paying £800pcm. The property is warmed throughout by electric heating and benefits from having double glazing and briefly comprises of entrance via intercom, entrance hall, lounge with patio doors leading out onto the balcony area, kitchen, two bedrooms, with an en-suite and separate bathroom and allocated parking. Viewings can be arranged via our office or by calling 01744 24341



Reception

16'7" x 14'1" (5.05 x 4.29)

Bedroom

12'4" x 9'5" (3.76 x 2.87)

Bedroom

12'8" x 6'7" (3.86 x 2.01)

Kitchen

9'7" x 6'4" (2.92 x 1.93)

Information

Leasehold - 999 years from 2006 - ground rent £268.52 per annum, service charge £132.31 per month. Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

