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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 or first time buy. 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



Entrance Hallway

Lounge/ Dining Room
16'7" x 14'1" (5.05 x 4.29)

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

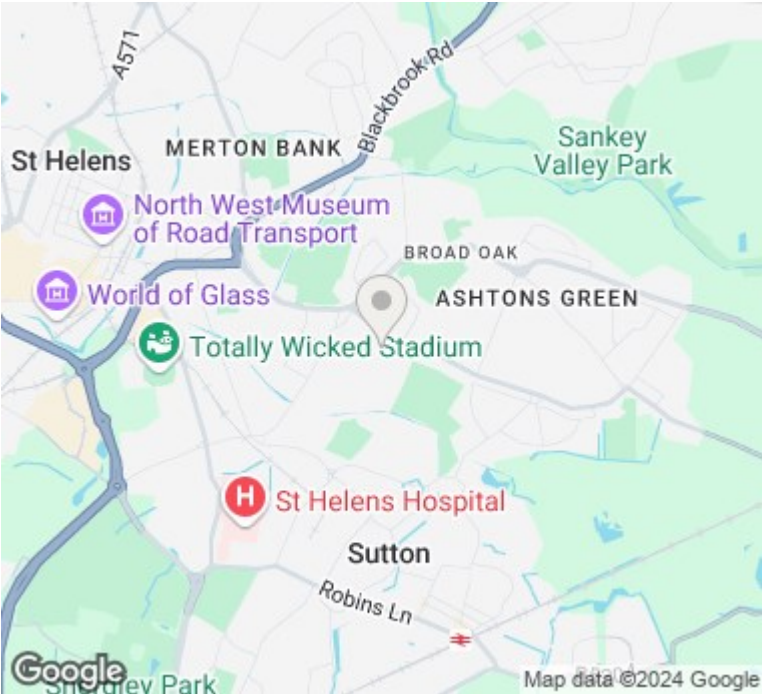
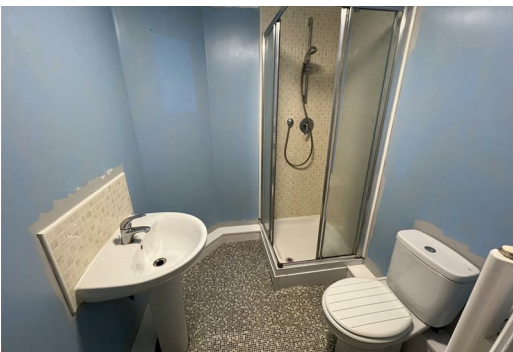
Bedroom One
12'4" x 9'5" (3.76 x 2.87)

En-Suite Shower Room

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

Family Bathroom

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	