



# STAPLETON DERBY



34 Canal Street, St. Helens, WA10 3LL

£196,000



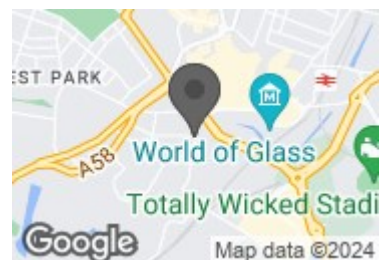
Stapleton Derby are delighted to offer for sale this two bedroom, one-bathroom apartment located on Canal Street. This property is part of a collection of ten luxury apartments situated in the town centre.

The apartment boasts a generous 43 square feet of well-designed living area. Each apartment in this development comes equipped with top-notch amenities. Enjoy the convenience of Wi-Fi connection and acoustic soundproofing.

Each apartment has an intercom systems, full fire and smoke detectors, as well as alarms in place for your peace of mind. The insulated vaulted ceilings and separating party walls not only provide privacy but also contribute to energy efficiency, keeping you cosy throughout the year.

Moreover, all party walls are constructed using stud carcass, adding an extra layer of sound insulation and structural integrity to the building. Don't miss out, viewing is essential

- TEN LUXURY SPACIOUS APARTMENTS
- ALL APARTMENTS HAVE WI-FI CONNECTION
- INTERCOM /FULL FIRE AND SMOKE DETECTORS / ALARMS
- INSULATED VAULTED CEILINGS/SEPARATING PARTY WALLS
- ALL PARTY WALLS ARE BUILT OF STUD CARCASS
- ACOUSTIC SOUND PROOFING
- CLOSE TO MAJOR MOTORWAY LINKS/LOCAL AMENITIES NEARBY
- CAR PARK WITH AMPLE PARKING SPACES
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- VIEWING IS HIGHLY RECOMMENDED



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