



FRASER
REEVES



MILL BRIDGE GARDENS
NEWTON-LE-WILLOWS
WA12 9SB



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MILL BRIDGE GARDENS, NEWTON LE WILLOWS, WA12 9SB

- **Buy to Let opportunity****
- **Rental income from day one****
- **Popular location for professionals****

- 2nd Floor Unfurnished Apartment
- Tenants in situ; rental income from day one
- Opposite Newton Railway Station
- Close to High St
- Popular location for professionals

Please note that this property is currently tenanted and to be sold with tenants in situ. It would therefore not be suitable for owner-occupation.

General Services: all mains' services are believed to be connected to the property

Construction Type: Brick and tile

Heating type: Electric storage heaters

Broadband: Standard download 16mbps, upload 1mbps, superfast download 80mbps, upload 20mbps, ultrafast not currently available.

Mobile signal / coverage: EE 79%, Three 79%, Vodafone 77%, O2 78%

Floor risk: Very low

Conservation area: Yes

Local authority: St Helens Borough Council

Council tax: Band A

Leasehold:

Ground rent: £75 per year.

972 years remaining on lease.

Service charge TBC

For more information or to arrange a viewing, call us on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN COMING SOON

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

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www.fraser-reeves.co.uk

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