



170, North Road, St. Helens, WA10 2TZ

Asking Price £85,000

*David
Davies*  *Collection*

170, North Road, St. Helens, WA10 2TZ

- EPC:B
- Council Tax Band: B
- Leasehold - 107 Years Remaining
- Ground Floor Apartment
- No Chain
- Open Plan Living Room
- Kitchen And Dining Area
- Opposite Victoria Park
- Parking Space
- Ground Rent And Service Charges

!! FOR SALE WITH A TENANT IN SITU !!

Current Rent: £695 PCM

Situated directly opposite Victoria Park and the Mansion House, within the ever popular Cowley Hill suburb of St Helens.

We are delighted to bring to the sales market this spacious two bedroomed modern ground floor apartment with the apartment building entrance being directly opposite 'Victoria Park', with No Chain.

The property comprises entrance via a secure communal intercom entry system which leads through to a the communal area into a private entrance vestibule and hallway.

The lounge is open plan with the kitchen and dining area.

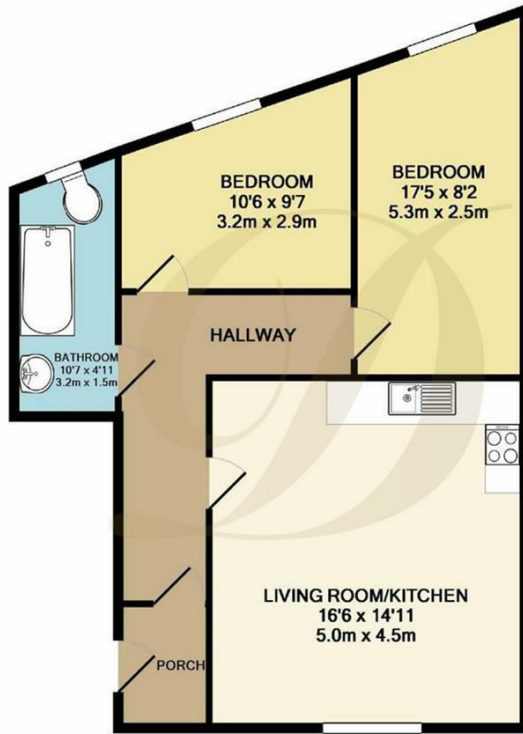
The kitchen offers space for a washing machine, there is also a fitted oven and and grill with extractor hood. Further there are two double bedrooms and a large modern bathroom with over the bath shower.

We are advised there is an allocated parking space
£100 per year for ground rent
£900 per year for service charge
Cover maintenance of all external and internal communal areas, car park, roof, tv aerial, buildings insurance, built in 2006

EPC: B







TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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		82	82	England & Wales		86	86
EU Directive 2002/91/EC				EU Directive 2002/91/EC			