



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



## Stratton Drive, St. Helens, WA9 5BA 75% Shared Ownership £94,950

We are pleased to offer for sale (75% shared ownership) this good sized second floor retirement apartment situated in the much sought after Reeve Court "Retirement Village" for the over 55's. The property is being offered for sale with vacant possession and briefly comprises: communal entrance leading to all individual apartments, the apartment has its own entrance hallway, spacious lounge, one bedroom, fully fitted kitchen, and three piece wet room. The property also benefits from central heating, double glazing and many facilities offered by the village itself which includes, library, cafe and shop. Early viewing is advised and can be arranged via our office or by calling 01744 24341.



### Hallway

Door to communal hallway, and storage cupboard.

### Lounge

14'4" x 11'6" (4.39 x 3.51)

UPVc double glazed patio doors with access to 'Juliet' balcony, and radiator.

### Kitchen

9'8" x 7'6" (2.96 x 2.30)

Single glazed window to communal hall, range of wall and base units, stainless steel sink unit, electric oven and hob with extractor fan, part tiled walls, and plumbed for washing machine.

### Bedroom

14'3" x 11'2" (4.35 x 3.41)

UPVC window, radiator

### Wet Room

7'10" x 7'0" (2.40 x 2.14)

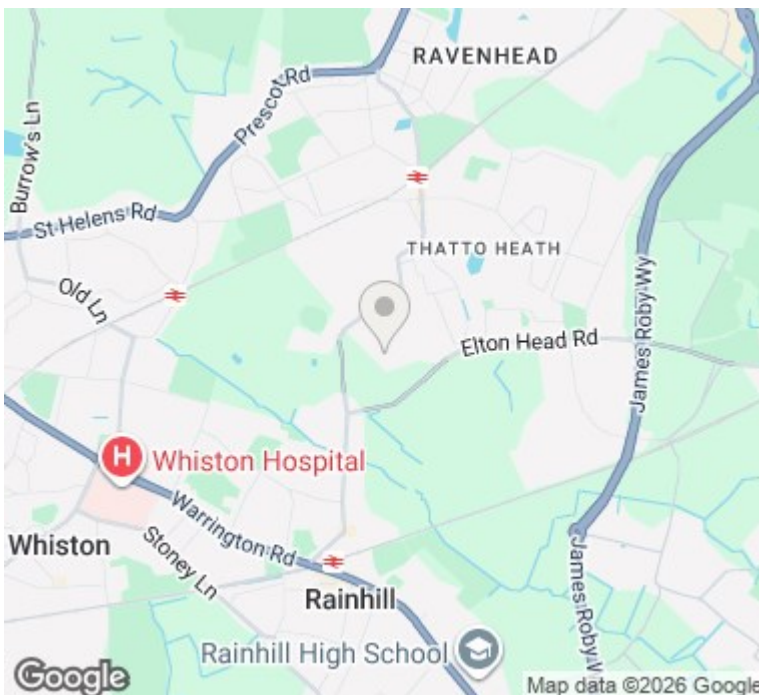
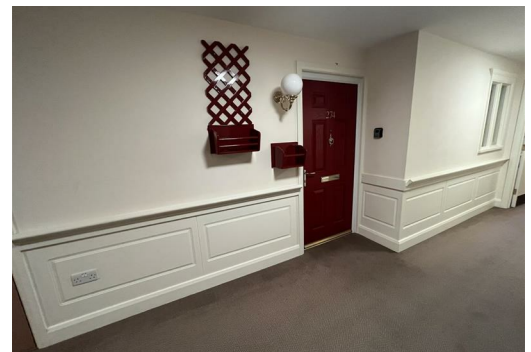
Shower, low level wc, hand wash basin, radiator, extractor fan, and part tiled walls

### External

Communal gardens

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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