



FRASER
REEVES



DEAN MEADOW
NEWTON-LE-WILLOWS
WA12 9PX



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****GROUND FLOOR APARTMENT****
****WALKING DISTANCE TO HIGH STREET****
****NO ONWARD CHAIN****

Situated at the entrance to the highly sought-after Birds Estate, this beautifully presented two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike.

Offered for sale with no onward chain, the property is vacant and ready for occupation, making for a straightforward and hassle-free purchase. The apartment has been freshly updated with new carpets throughout and is presented in move-in ready condition, with no renovations or cosmetic improvements required.

The well-proportioned accommodation benefits from the ease and convenience of ground floor living, making it easily accessible for a wide range of buyers. Externally, residents enjoy both allocated parking and visitor parking, while the development itself is exceptionally well maintained, with attractive surrounding greenery, a clean and welcoming entrance hall, and a well-kept car park.

Dean Meadow is a popular residential location, ideally positioned for local amenities, transport links, and the excellent facilities Newton-le-Willows has to offer.

Lease information:

250 years from 1991 (215 years remaining)

Service Charge & pound;1380 p/a

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

Construction Type: Brick and tile

Heating type: Electric room heaters

Broadband: Standard download 17mbps, upload 1mbps, superfast download 80mbps, upload 20mbps, ultrafast download 1800 mbps, upload 220 mbps

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

Floor risk: Very low

Conservation area: No

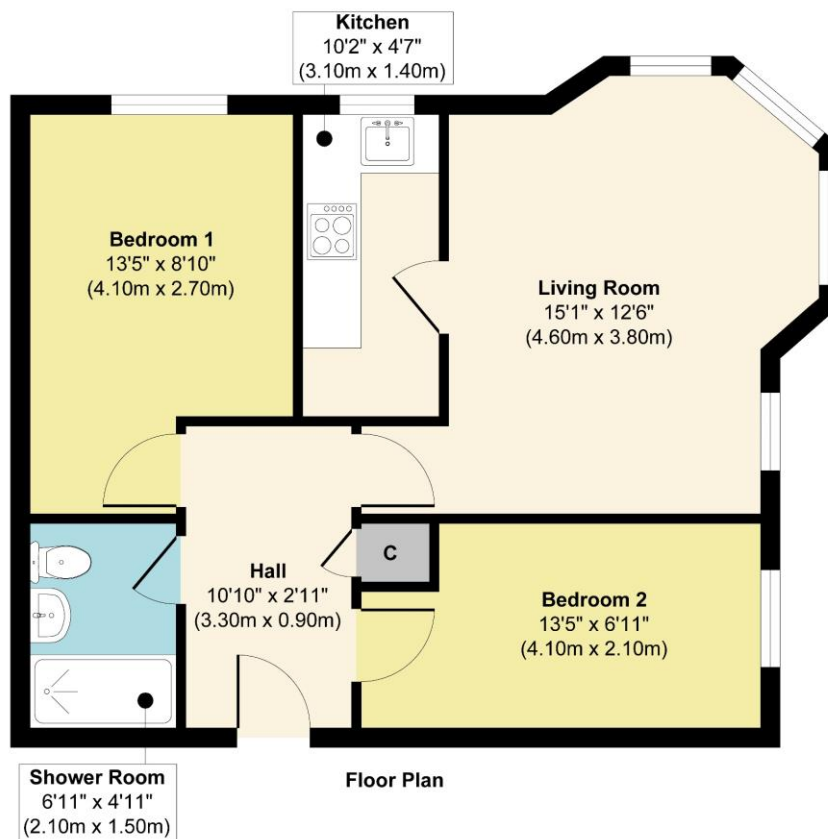
Local authority: St Helens Borough Council

Council tax: Band B

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		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 528 sq. ft / 49.13 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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