



**Kings Road, St. Helens, WA10 3HT**  
**Offers In Excess Of £40,000**

We are pleased to announce for sale this first floor studio apartment which is situated close to Taylor Park and would make an ideal first time buy or investment. This delightful studio flat offers a cosy and practical living space, perfect for those seeking a convenient and low-maintenance lifestyle. The property benefits from gas central heating and UPVC double glazing and briefly comprises of: entrance hallway, lounge/ bedroom with fitted wardrobe, kitchen, and family bathroom. Externally the property has a parking space to the front and communal garden to the rear. Viewing is highly recommended to appreciate the potential and value in this property and can be arranged through our office or by calling 01744 24341.



## Entrance Hallway

Door to communal hallway, and radiator.

## Lounge/ Bedroom

9'4" x 9'4" (2.85 x 2.85)

UPVc double glazed window to front aspect, fitted wardrobe, and radiator.

## Kitchen

7'0" x 6'1" (2.15 x 1.87)

UPVc double glazed window to front aspect, range of wall and base units, integral electric oven and hob with over head extractor fan, stainless steel sink, plumbed for washing machine, and part tiled walls.



## Bathroom

6'0" x 5'9" (1.83 x 1.76)

UPVc double glazed window to side aspect, panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, and part tiled walls.

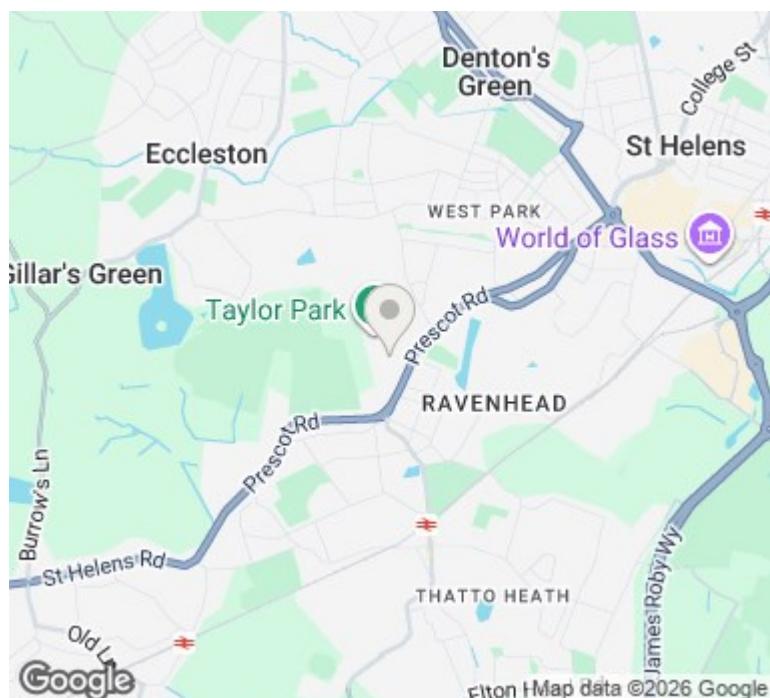


## External

Allocated parking space to the front of the property and communal garden to the rear.

## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	