







## Lower Hall Street, St. Helens WA10 1GF

**£60,000** (subject to contract)

**Purpose Built!** This well maintained and nicely presented fourth floor apartment is situated in Base 2 – part of a development very close to the town centre and within walking distance of the railway station. The complex has plenty of enclosed parking as well as a secure entry system into the building. There is the added benefit of a lift. Inside the apartment there are both two bedrooms and two bathrooms. The living accommodation is spacious and open plan. A nice package!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

	1
	2
	2
	Enclosed

## Communal Areas

The grounds of the block itself are maintained by the management company. To the rear is a large enclosed car park with more than ample parking for both blocks.

Entry to the building is by a secure system and the block does have a lift.

## Fourth Floor

### Entrance Hall

To one side of the entrance is a utility cupboard housing the heating and hot water systems as well as having plumbing for an automatic washing machine.

### Lounge / Dining / Kitchen

A spacious room which has a PVCu sliding door onto the external balcony. To the other end of the room is a fitted kitchen with a range of base, wall and draw units with coordinated work surfaces. Integrated stainless steel sink unit with a hot and cold water mixer tap, four ring gas hob with electric oven below and a stainless steel extractor above. Brick tile splash-backs, space for a free-standing fridge freezer, laminate flooring, radiators.

### Bedroom

PVCu double glazed window, radiator.

### En-Suite

Fitted with a three piece suite including low level WC and a pedestal wash basin, step in shower cubical, radiator, extractor.

### Bedroom

PVCu double glazed window, radiator.

### Bathroom

Fitted with a white three piece suite including low level WC and pedestal wash basin, panel bath, part tiled walls, radiator.

### Council Tax Band A



Video available

