



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

Asking Price £85,000

*David*  
*Davies*  
*Collection*

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

- EPC:B
- Leasehold - 107 Years Remaining
- No Chain
- Kitchen And Dining Area
- Parking Space
- Council Tax Band: B
- Ground Floor Apartment
- Open Plan Living Room
- Opposite Victoria Park
- 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 bedrooomed 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 the communal area into a private entrance vestibule and hallway.

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

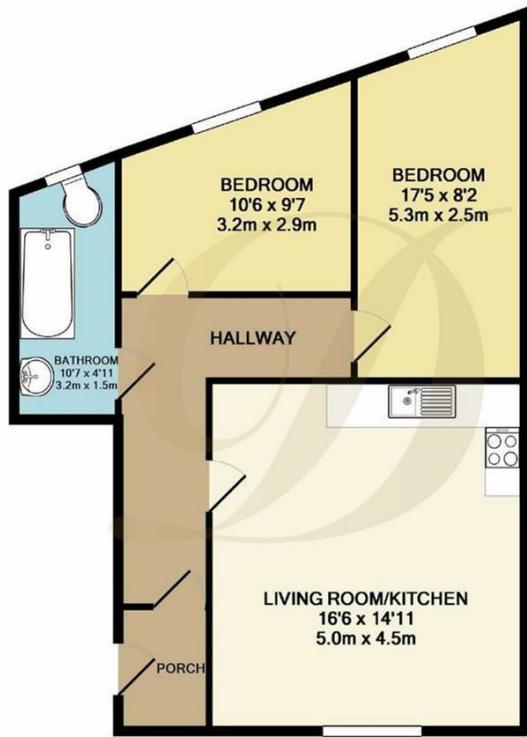
The kitchen offers space for a washing machine, there is also a fitted oven and and grill with extractor hood. Further there are two double bedrooms and a large modern bathroom with over the bath shower.

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  
Made with Metropix ©2019



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

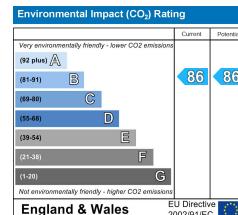
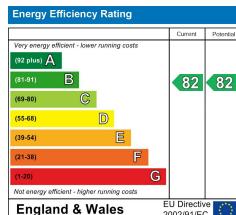
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal**  
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555**  
or visit [allisonsfinancial.com](http://allisonsfinancial.com)

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

22 Church Road, Rainford, St Helens, WA11 8HE  
T: 01744 885753

[sales@daviddaviesestateagent.co.uk](mailto:sales@daviddaviesestateagent.co.uk)  
[lettings@daviddaviesestateagent.co.uk](mailto:lettings@daviddaviesestateagent.co.uk)  
[www.daviddaviesestateagent.co.uk](http://www.daviddaviesestateagent.co.uk)