



**17, Parklands, St Helens, WA11 8HY**

**£115,000**

**David**  
**Davies** *Collection*

# 17, Parklands, St Helens, WA11 8HY

- EPC:C
- St Helens Council Tax: Band B
- First Floor Apartment
- Two Double Bedrooms
- Over 55 Complex
- UPVC Double Glazing
- Electric Storage Heaters
- Tended Communal Gardens
- No Onward Chain

David Davies Sales and Lettings Agent are pleased to bring to the market this very nicely presented two bedroomed first floor apartment, situated in a sought after residential location just off Old Lane in Rainford Village.

The property is part of an over 55's complex with accommodation briefly comprising-a ground floor hallway with stairs to a first floor landing, with doors opening to a spacious lounge/dining room with a modern kitchen off and two double bedrooms and a lovely modern shower room.

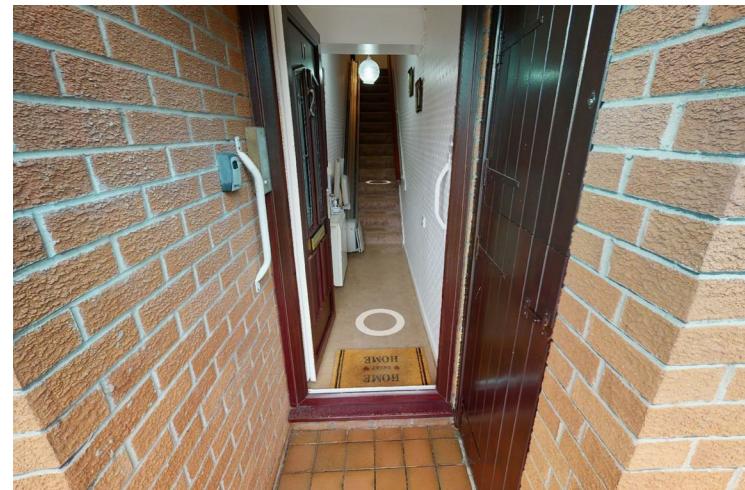
The property has UPVC double glazing, electric storage heaters, modern decor and flooring.

There is allocated parking to the front, well tended communal gardens and is convenient for all village shops and amenities.

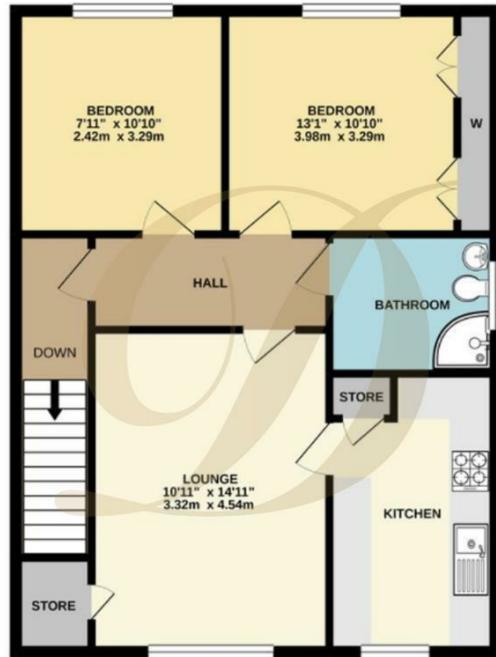
There is a maintenance charge of £96 per month

No Onward Chain

EPC:C







Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the illustrated purposes only and should be used as such by any prospective purchaser. The total floor area is approximately 80m<sup>2</sup>. The plan has not been tested and no guarantee can be given as to their operability or efficiency can be issued.



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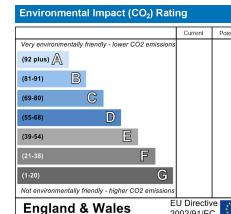
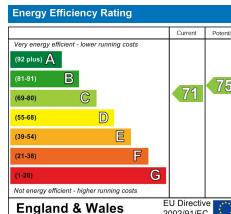
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[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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