

**208 Oakland Park
Newton Road
St Helens**

**Newgate
Property Services**

Asking price: £109,950



Purpose built first floor new apartment

- Communal entrance
- Hall with intercom/remote entry
- Living/dining room
- Fitted kitchen with oven, hob, washer-drier, and fridge freezer
- Two bedrooms
- Bathroom with shower
- Electric heating
- Double glazing
- Allocated parking
- No onward chain

 **01744 600036**

Buying a house can be a complex process. **Newgate Property Services** are here to help you at every stage. Simply call **01744 730495**. Website www.newgateproperties.co.uk

- ☑ **First time buyer?** Call in and talk to our friendly experienced staff, who can explain the buying process in plain English.
- ☑ **House to sell?** We can advise you on the price you are likely to achieve, and offer a free evaluation of your property.
- ☑ **How much can I afford?** We have access to all the banks and building societies via independent mortgage brokers who can shop around the entire mortgage market, and provide cost comparisons to help you to choose. Your home may be repossessed if you do not keep up repayments on your mortgage.

208, Oakland Park

These purpose built apartments are located on the outskirts of St Helens, convenient for commuting to Warrington, and with ease of access to local road networks and public transport.

Accommodation

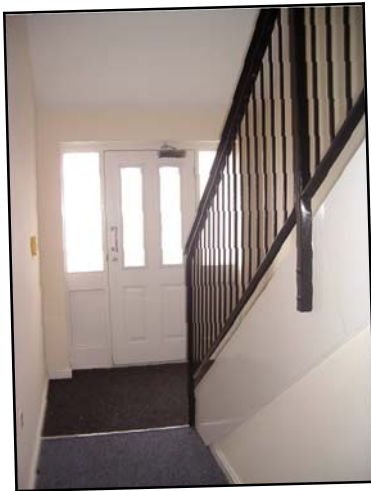
With allocated parking in the landscaped courtyard the rear. The entrance door is at the front of the building, on Newton Road.

Communal entrance

- Push button Intercom system
- Individual post boxes
- Communal entrance door
- Stairway

Entrance hall:

- Entrance door
- Accessing lounge, kitchen, bedrooms, and bathroom
- Cloaks cupboard
- Intercom system
- Smoke alarm
- Fire doors where appropriate



Living/dining room 15'4" (4.70m) x 11'8" (3.57m)

- Double glazed window to front
- Electric wall heater
- Contemporary fire surround
- Flame effect electric fire



Fitted kitchen 9'9" (2.99m) x 6'10" (2.09m), rear

Range of wall and drawer line base units, butchers block style work surfaces, double glazed window to rear, inset single drainer stainless steel sink located with mixer tap, automatic washing machine and drier, fridge freezer, built under oven, inset hob, integrated extractor, part tiled walls, laminate floor, extractor unit.



Bedroom One 11'5" (3.48m) x 10'3" (3.14m), front

- Double glazed window sharing views with lounge
- Electric wall heater



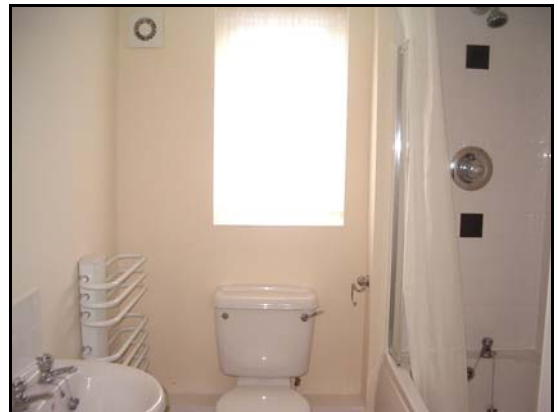
Bedroom 10'9" (3.30m) x 6'11" (2.88m), rear



- Double glazed window to rear
- Walk in cupboard housing cylinder tank
- Electric wall heater

Bathroom

- Panelled bath with over-bath shower
- Pedestal hand wash basin
- Low level flush w.c
- Chrome fittings
- Part tiled walls
- Electric towel warmer radiator
- Extractor fan
- Rear facing opaque double glazed window



Outside: • Allocated parking, softened by planted areas



Layout:

Approximation for Apartment 214, reverse layout for 208



Newgate strongly advise you to obtain independent mortgage advice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Important Information: We have not tested any equipment, apparatus, fittings or services, so cannot verify that they are in working order. You should obtain confirmation from your solicitor that any moveable items described in these sale particulars are included, as circumstances may change during the sales negotiation. The measurements used in this brochure are approximated and taken at the widest points. Please ensure you obtain accurate measurements to ensure carpets and furniture will fit. The photographs shown are for illustrative purposes only and do not imply the inclusion of any items shown. Apartments 208 and 214 are mirror images of each other in terms of layout, and the photos may be of either apartment. Please do not hesitate to contact us should you have any queries.

Buyers notes

Directions: With our North Road offices on the left proceed to the roundabout, taking the third exit. At the next roundabout take the second exit. Proceed through the traffic lights, taking the first exit at the next roundabout. At the following roundabout take the third exit. At the second traffic light bear right. Continue ahead through the next two sets of traffic lights. Bear left at the next roundabout onto Newton Road. Pass the apartments then turn right onto Waring Avenue, then immediate right onto Mount Pleasant Avenue to access the car park. The entrances to the apartments are on Newton Road. Please ring the intercom bell to gain access. Viewings are by prior appointment only, and for security purposes we may request sight of a form of identification.