

**273 Mount Pleasant
Avenue, Oakland Park
St Helens WA9 2PU**

**Newgate
Property Services**

Asking price: £103,950



Purpose built second 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
- Gas central heating
- Double glazing
- Allocated parking
- No onward chain

 **01744 600036**

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- ☑ **First time buyer?** Call in and talk to our friendly experienced staff, who can explain the buying process in plain English.
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214, 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

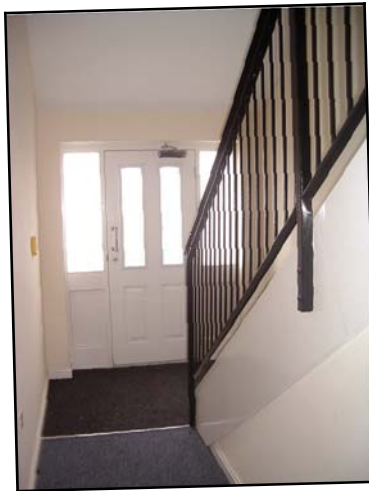
the entrance door is at the front of the building, with and access door to the rear courtyard with allocated parking.

Communal entrance

- Push button intercom system
- Individual post boxes
- Stairway
- Access to meter cupboards and landscaped courtyard

Entrance hall:

- Entrance door
- Access to lounge, kitchen, bedrooms, and bathroom, and loft
- Cloaks cupboard
- Intercom system
- Smoke alarm
- Radiator
- Fire doors where appropriate



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

- Double glazed window
- Radiator
- 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 style floor, extractor unit, radiator



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

- Dual aspect with double glazed windows to front and side
- Radiator



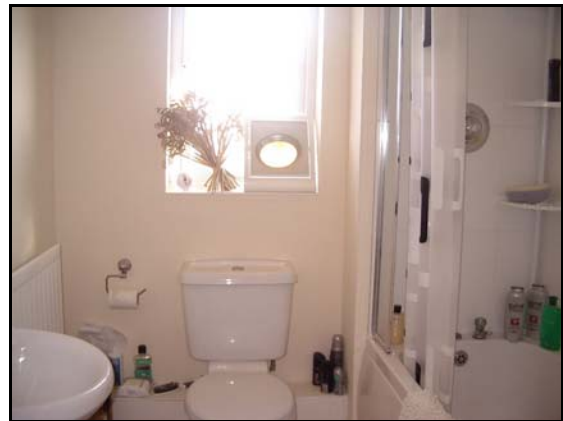
Bedroom 10'9" (3.30m) x 6'11" (2.88m), rear



- Double glazed window to rear
- Walk in cupboard/wardrobe housing cylinder tank
- Radiator

Bathroom

- Panelled bath with over-bath 'Hydromax' shower
- Pedestal hand wash basin
- Low level flush w.c
- Chrome fitments
- Part tiled walls
- Radiator
- Extractor fan
- Rear facing opaque double glazed window



Outside: • Allocated parking, softened by planted areas, maintenance included in service charge.



Layout:

H.I.P: A Home Information Pack is available for this property, the energy efficiency information is illustrated below:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. 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.