



## 2 bed apartment to buy in WA9

Lascelles Street, St. Helens, Merseyside,  
WA9 1BA

**£60,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ Sold by Secure Sale
- ✓ En suite
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

2nd floor apartment

Gated secure development

Good size hallway, lounge with patio door and Juliet balcony

Breakfast kitchen

2 double bedrooms – master benefits from en-suite

Bathroom

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £530.00

Annual Service Charge Amount: £1,635.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Communal

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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