



HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Rollesby Gardens, St. Helens, WA9 5WG

£110,000

We are pleased to offer for sale this two bedroom second floor apartment which would make an ideal first time buy or investment. The property benefits from UPVc double glazing and electric wall heaters and briefly comprises of: entrance hallway, lounge with 'Juliet' balcony, kitchen, two good sized bedrooms and a family bathroom. Externally the property has a garage and allocated parking space. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to communal hall, laminate flooring, intercom system, and electric wall heater.

Lounge

14'9" x 10'5" (4.50 x 3.19)
UPVc double glazed double doors leading to Juliet balcony, laminate flooring, and electric wall heater.

Kitchen

9'7" x 8'10" (2.94 x 2.71)
UPVc double glazed window, range of wall and base units, stainless steel sink, integral electric oven and hob with over head extractor fan, plumbed for washing machine, electric wall heater, and ceramic floor tiles.

Bedroom One

15'10" x 8'9" (4.84 x 2.67)
UPVc double glazed window, and electric wall heater.

Bedroom Two

10'9" x 7'0" (3.29 x 2.15)
UPVc double glazed window, and electric wall heater.

Bathroom

7'6" x 5'9" (2.29 x 1.76)
Panelled bath with shower over, vanity sink unit, low level wc, heated towel rail, ceramic floor tiles, and part tiled walls.

External

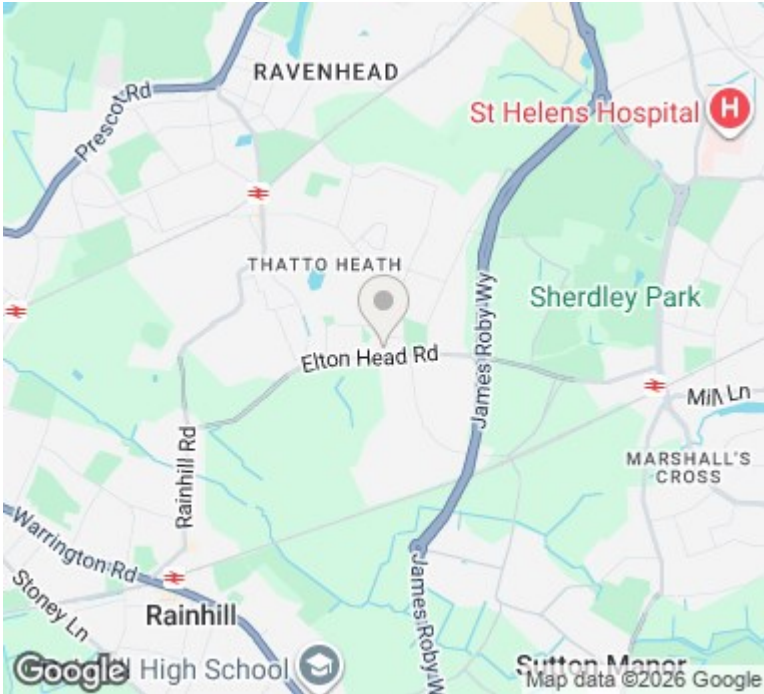
Allocated Parking Space

Garage

Up and over door.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



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