



Delph Hollow Way, St. Helens, WA9

£79,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 2

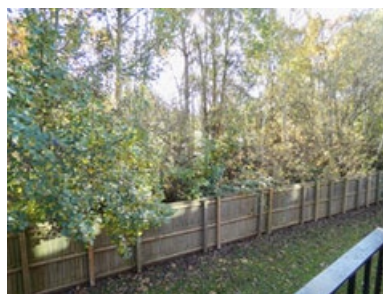
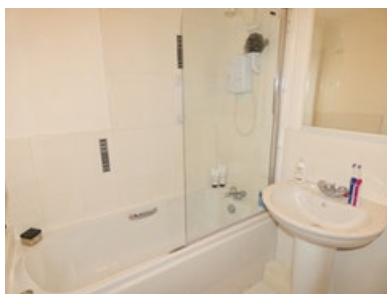
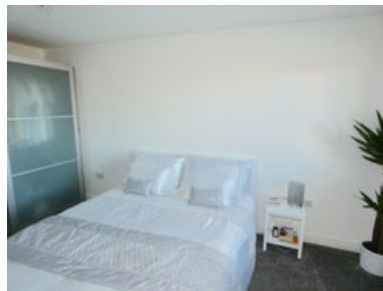
Situated within walking distance of Sherdley Park with local amenities including schools and shops close by is this lovely two bedroom first floor apartment. Close to both Lea Green and the Junction Railway Stations, ideal for people wishing to travel to both Liverpool and Manchester. The well pres

Key features:

- Apartment
- Two Bedrooms
- Kitchen/Dining/Lounge
- close to Sherdley Park
- First Floor
- Well Presented
- Viewing Recommended

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band A (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining
Ground Rent: £90.00 per-month
Maintenance: £1.00 per-annum



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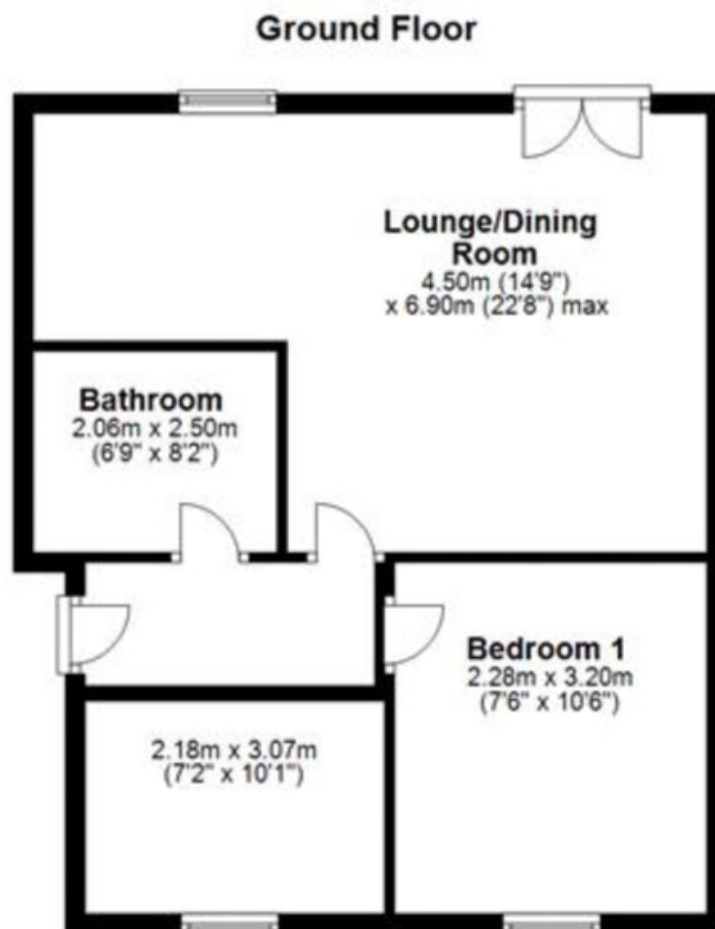
The well presented accommodation on offer briefly comprises of intercom access, communal hall and stairs to the apartment. Door leads into the entrance hall with two bedrooms, bathroom and open plan lounge / dining / kitchen areas.

The very spacious lounge has a desirable Juliette balcony.

The bathroom comprises of a tiled floor, pedestal wash hand basin, panel bath with shower over.

Viewing of this lovely honme is highly recommended and is sure to appeal to first time buyers, those downsizing and investment buyers.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

96, Delph Hollow Way
ST. HELENS
WA9 5GP

Dwelling type: Mid floor flat
Date of assessment: 14 May 2009
Date of certificate: 15 May 2009
Reference number: 8421-6925-6350-0174-7092
Total floor area: 59 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Net energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Net environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	110 kWh/m ² per year	101 kWh/m ² per year
Carbon dioxide emissions	1.1 tonnes per year	1.0 tonnes per year
Lighting	£53 per year	£31 per year
Heating	£160 per year	£162 per year
Hot water	£74 per year	£74 per year

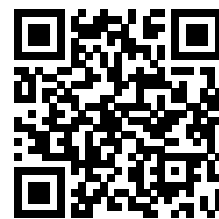
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MISREPRESENTATION ACT, 1967.

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