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### **Lanark Close, St. Helens, WA10 3XU**

\*\*\* New Flooring Being Fitted \*\*\* We are pleased to announce for let this two bedroom first floor coach house apartment with its own independent entrance on the ground floor. The property benefits from being double glazed and electric heating and briefly comprises of: entrance hall with stairs leading to first floor landing, good sized lounge, kitchen, two bedrooms, and a family bathroom. Externally the property has off street parking. Viewing is highly recommended to appreciate the size and condition of the property and can be arranged through our office or by calling 01744 24341.

- First Floor Coach House Apartment
- One Reception Room
- Close To Town Centre
- EPC: C
- Independent Entrance
- Double Glazed
- Off Street parking
- Two Bedrooms
- Electric Wall heaters
- Viewing Highly Recommended

**£750 Per Month**

# 10A Lanark Close, St. Helens, WA10 3XU

## Entrance Hallway

Entrance door, stairs to first floor.

## First Floor Landing

Electric wall heater.

## Lounge

18'8" x 9'10" (5.70 x 3.00)

Two double glazed windows, laminate flooring, and two electric wall heaters.

## Kitchen

7'6" x 5'6" (2.30 x 1.70)

Double glazed window, sink with mixer tap, integral electric oven and hob with over head extractor fan, range of wall and base units, plumbed for washing machine, and part tiled walls.

## Bedroom One

10'9" x 10'5" (3.30 x 3.20)

Double glazed window, and electric wall heater.

## Bedroom Two

8'6" x 5'6" (2.60 x 1.70)

Double glazed window, and electric wall heater.

## Bathroom

6'2" x 6'2" (1.90 x 1.90)

Double glazed window, panelled bath with shower over, low level wc, pedestal sink unit, and part tiled walls.

## External

Off street parking.

## Notice

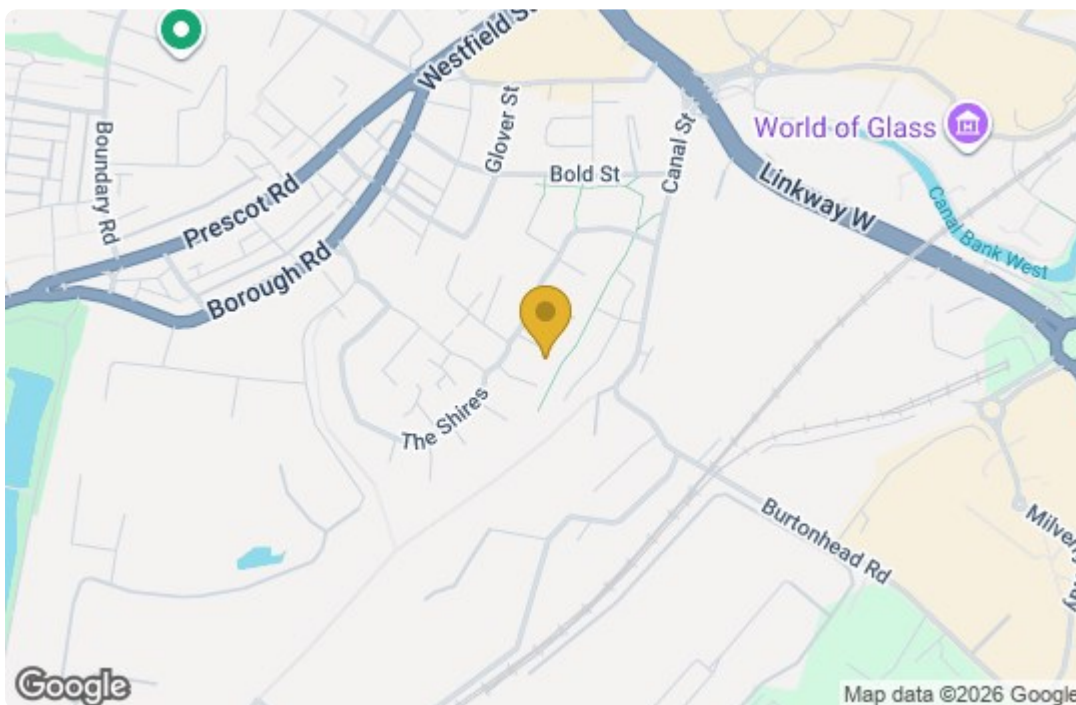
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the 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.







Floor Plan



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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