

Lot 282

**20 Breccia Gardens, St. Helens,
Merseyside, WA9 1SB**

**Upon
Instruction by** 



All enquiries Ref: Meghan Mamo



■ Long leasehold ground floor flat

Location:

The property is located on Breccia Gardens which lies off Fleet Lane. Shopping amenities can be found within St. Helens Town Centre lying to the west with a more comprehensive range of shops, bars and restaurants found within Liverpool City Centre located to the west. Public transport links are available at St. Helens Central Train Station along with a network of local bus services serving the surrounding areas. The property is served by road links including the A58 lying to the west. Recreational pursuits are available at Gaskell Park located to the north.

Accommodation:

Principle bedroom with en-suite, one further bedroom, reception room open to kitchen, bathroom/wc
Outside: Allocated parking

EPC Rating: C

Council Tax Band: B

Lease:

Held on a lease for a term of 999 years from 01/01/2006 at a ground rent of £TBC per annum.

To view:

By arrangement with the auctioneers.