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**Kings Road, St. Helens, WA10 3HT**  
**By Auction £35,000**

We are pleased to announce for sale this first floor studio apartment which is situated close to Taylor Park and would make an ideal first time buy or investment. This delightful studio flat offers a cosy and practical living space, perfect for those seeking a convenient and low-maintenance lifestyle. The property benefits from gas central heating and UPVC double glazing and briefly comprises of: entrance hallway, lounge/ bedroom with fitted wardrobe, kitchen, and family bathroom. Externally the property has a parking space to the front and communal garden to the rear. Viewing is highly recommended to appreciate the potential and value in this property and can be arranged through our office or by calling 01744 24341.



**Entrance Hallway**

Door to communal hallway, and radiator.

**Lounge/ Bedroom**

9'4" x 9'4" (2.85 x 2.85)

UPVc double glazed window to front aspect, fitted wardrobe, and radiator.

**Kitchen**

7'0" x 6'1" (2.15 x 1.87)

UPVc double glazed window to front aspect, range of wall and base units, integral electric oven and hob with over head extractor fan, stainless steel sink, plumbed for washing machine, and part tiled walls.



**Bathroom**

6'0" x 5'9" (1.83 x 1.76)

UPVc double glazed window to side aspect, panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, and part tiled walls.



**External**

Allocated parking space to the front of the property and communal garden to the rear.

**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

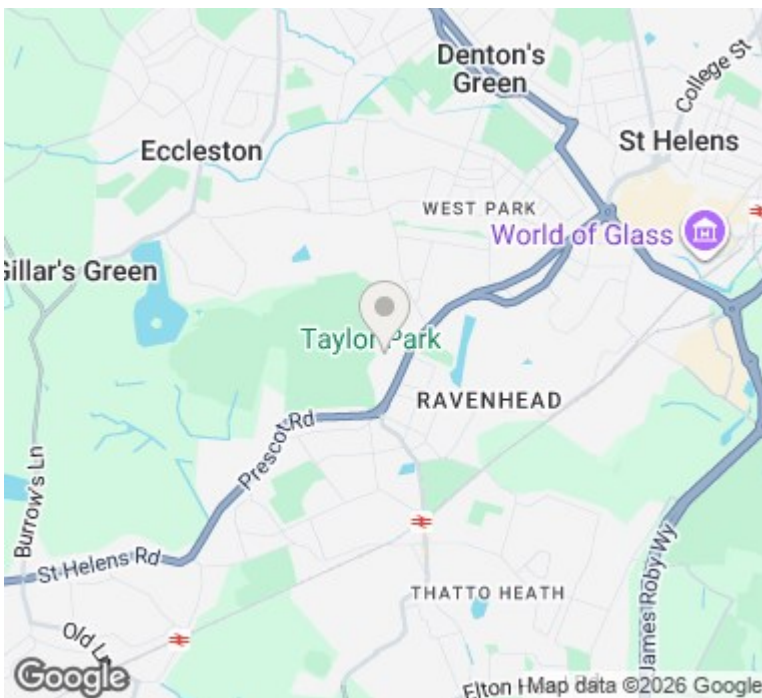
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider



**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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 72                      | 74        |
| 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)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

