



35 St Thomas Close, St Helens, WA10 6BN

Asking Price £230,000



**STAPLETON  
DERBY**

Welcome to this stunning top floor apartment located in the highly desirable St Thomas Close, St Helens. This immaculate flat is presented in show home condition, making it a perfect turn-key opportunity for those seeking a modern and comfortable living space. There is lift access to all floors, and a secure intercom entry system.

As you enter, you will find a spacious open plan lounge and dining area, ideal for both relaxation and entertaining. The apartment boasts two generous double bedrooms, with the master featuring an en suite bathroom for added convenience. Both bedrooms come equipped with built-in wardrobes, providing ample storage space. Additionally, there is a storage cupboard off the main hall, ensuring that you have everything you need at your fingertips.

The property benefits from two well-appointed bathrooms, making it suitable for families or those who enjoy having guests. The communal grounds are immaculate, offering a pleasant environment to enjoy the outdoors. An allocated parking space is conveniently located directly outside the main door, making it easy to bring in shopping and providing hassle-free access to your home.

Situated close to local amenities and excellent transport links, this apartment is perfect for those who appreciate both convenience and comfort. Whether you are a first-time buyer, a young professional, or looking to downsize, this property offers a wonderful opportunity to enjoy modern living in a sought-after location. Don't miss your chance to make this exceptional flat your new home.







SD STAPLETON  
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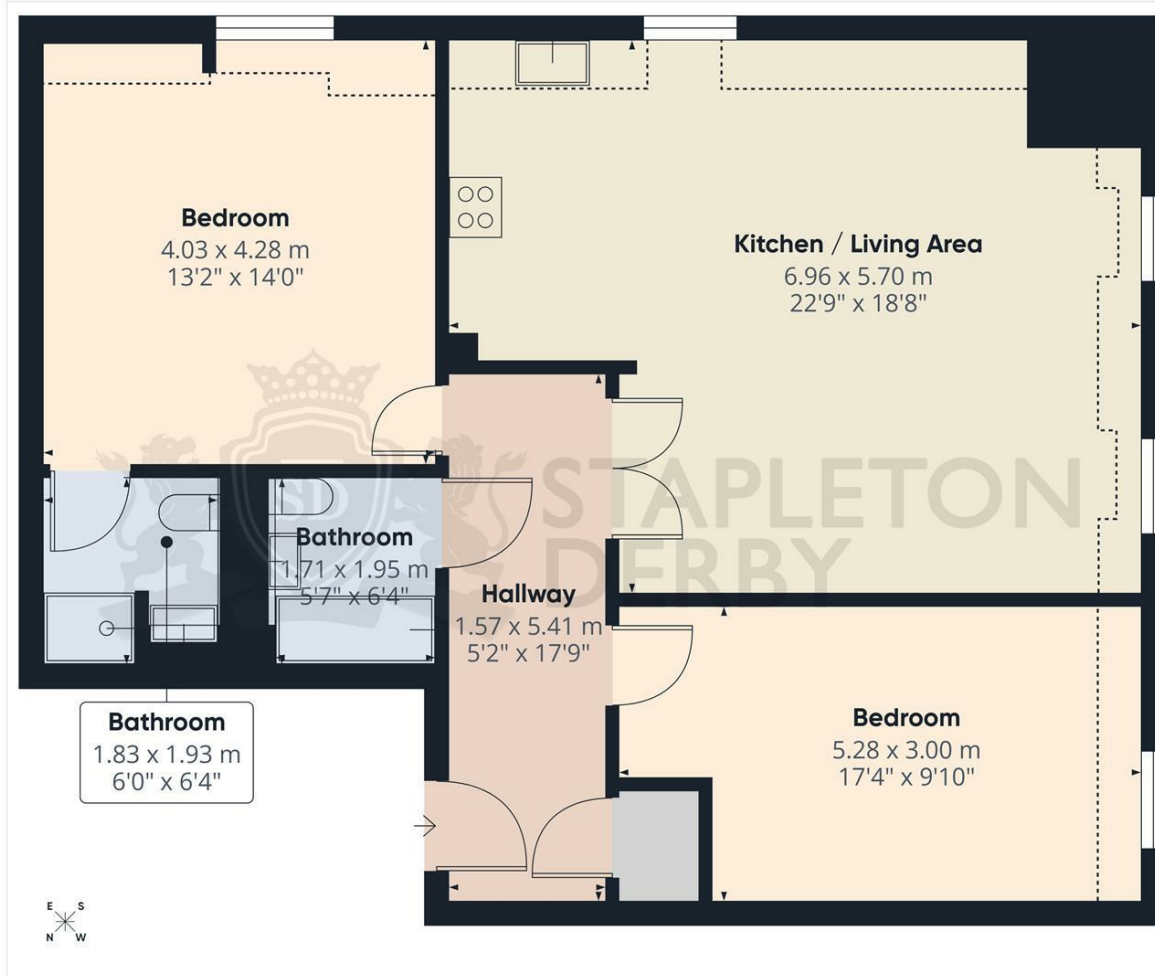
**Stapleton Derby**

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**Approximate total area\*\***  
83.4 m<sup>2</sup>  
898 ft<sup>2</sup>

**Reduced headroom**  
7.4 m<sup>2</sup>  
79 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.