

Rollesby Gardens, St. Helens, Merseyside

Offers Over: £100,000

Entwistle Green













A beautifully presented two-bedroom apartment offered in lovely condition throughout and benefiting from no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

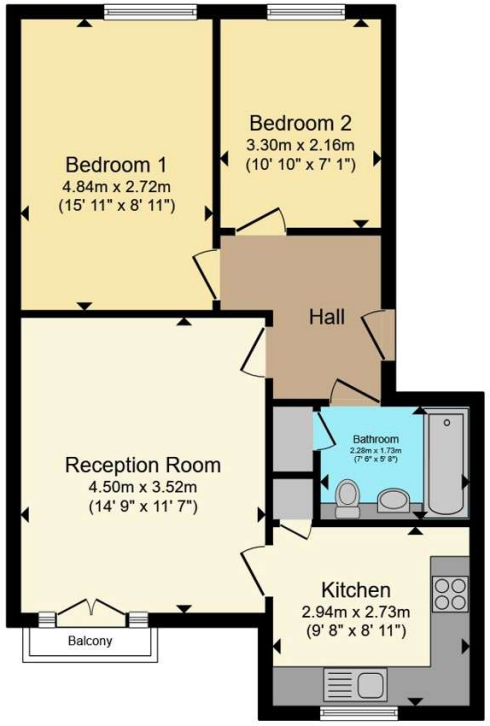
The property offers bright and spacious accommodation with a welcoming entrance hall leading to a generous living and dining area, perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped with ample storage and workspace, while both bedrooms are well-proportioned and tastefully decorated. A contemporary bathroom completes the accommodation. Externally, the property benefit from an allocated parking space, and a garage.

The apartment has been well maintained by the current owner and is ready for immediate occupation, allowing buyers to move straight in with minimal effort. Conveniently located close to local amenities, shops, transport links, and green spaces, the property combines comfortable living with everyday convenience.

Early viewing is highly recommended to fully appreciate all that this attractive home has to offer.





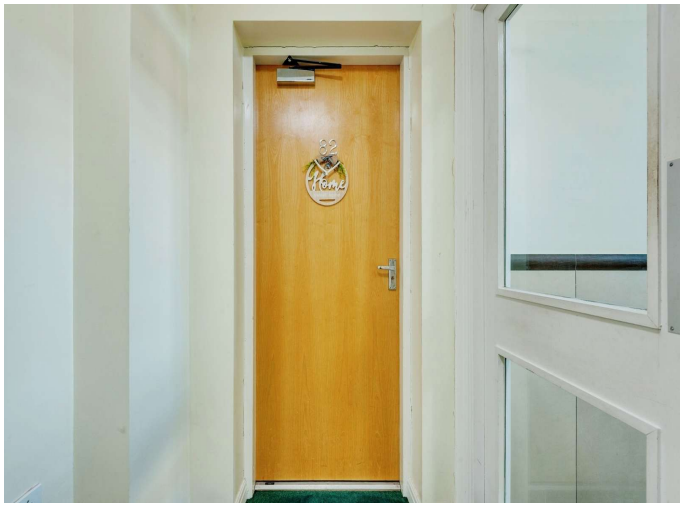


Total floor area 58.1 m² (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£1,285**

Years Left on Lease: **976**

Ground Rent: **£75**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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