



Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating B

Residential

**404 Lower Hall Street, St Helens,
Merseyside WA10 1GD**

***GUIDE PRICE:**

£35,000 (plus fees)

A Vacant Fourth Floor Modern Two Bedroom Apartment

Modern two bedroom fourth floor apartment comprising; hall, open plan lounge/kitchen area, two bedrooms (master with en-suite shower room) and additional bathroom. Parking to the rear.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

38