



**Tenure:** See Legal Pack

**Local Authority:** St Helens Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating B

## Residential

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

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**\*GUIDE PRICE:**

**£35,000** (plus fees)

### **A Vacant Third Floor Modern Two Bedroom Apartment**

Modern two bedroom third floor apartment comprising; hall, open plan lounge/kitchen area, two bedroom (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.