



HEALD FARM COURT  
NEWTON LE WILLOWS

£25,000  
25% SHARED  
OWNERSHIP



# HEALD FARM COURT, NEWTON LE WILLOWS, WA12 9HP

*New to the market and available to purchase as a 25% shared ownership home, this 2 bedroom first floor apartment is in a prime corner position and features your own private balcony, two bedrooms, a spacious shower room and an open plan kitchen / living room.*

## General Services:

All main's services are believed to be connected to the property.

## Local Authority:

St Helens Borough Council

## Council Tax:

Band B

## Tenure:

Leasehold

## Charges:

£66.56 per month- Supporting People Charge

£12.75 per month- Utility Charge

£393.54 per month- Service Charges

£211.50 per month- Shared Ownership Rent

£136.15 per month- Heating Charge

Total: £820.50 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### **Entrance Hallway:**

Carpeted flooring, wallpapered walls, ceiling light, 2 x storage cupboards, wall-mounted heater and wooden doors to all rooms.

### **Kitchen / Dining Area:**

Hard flooring, part painted, part tiled walls, ceiling light, oven, electric hob and extractor fan over, space for a tall fridge-freezer, a range of wall and base units and 2 x under counter spaces for washing machine / dishwasher / dryer.

### **Lounge:**

With carpeted flooring, painted walls, 2 x pendant ceiling light fittings, intercom system, wall mounted heater and UPVC double glazed patio doors to balcony, facing the front of the property.

### **Principal Bedroom:**

With carpeted flooring, painted / wall-papered walls, fitted bedroom furniture, ceiling pendant light, wall-mounted heater, door to bathroom (also accessible from the hallway) and UPVC double glazed patio doors with Juliette balcony, overlooking the front of property.

### **Bedroom 2:**

With carpeted flooring, painted walls with single wall-papered feature wall, ceiling pendant light, wall-mounted heater, UPVC double glazed window to the front of the property and door to hallway.

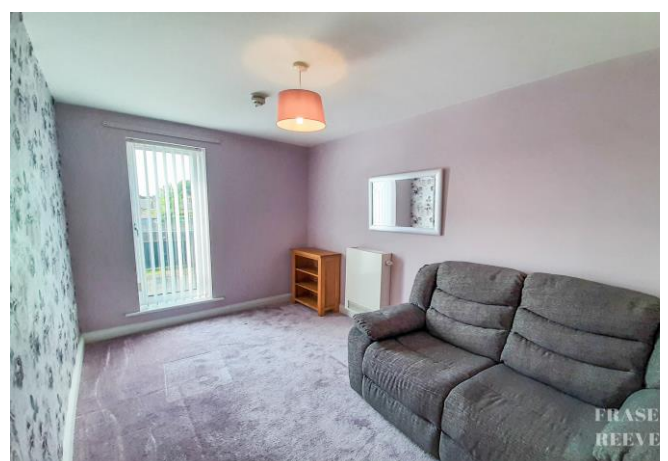
### **Wetroom / Bathroom:**

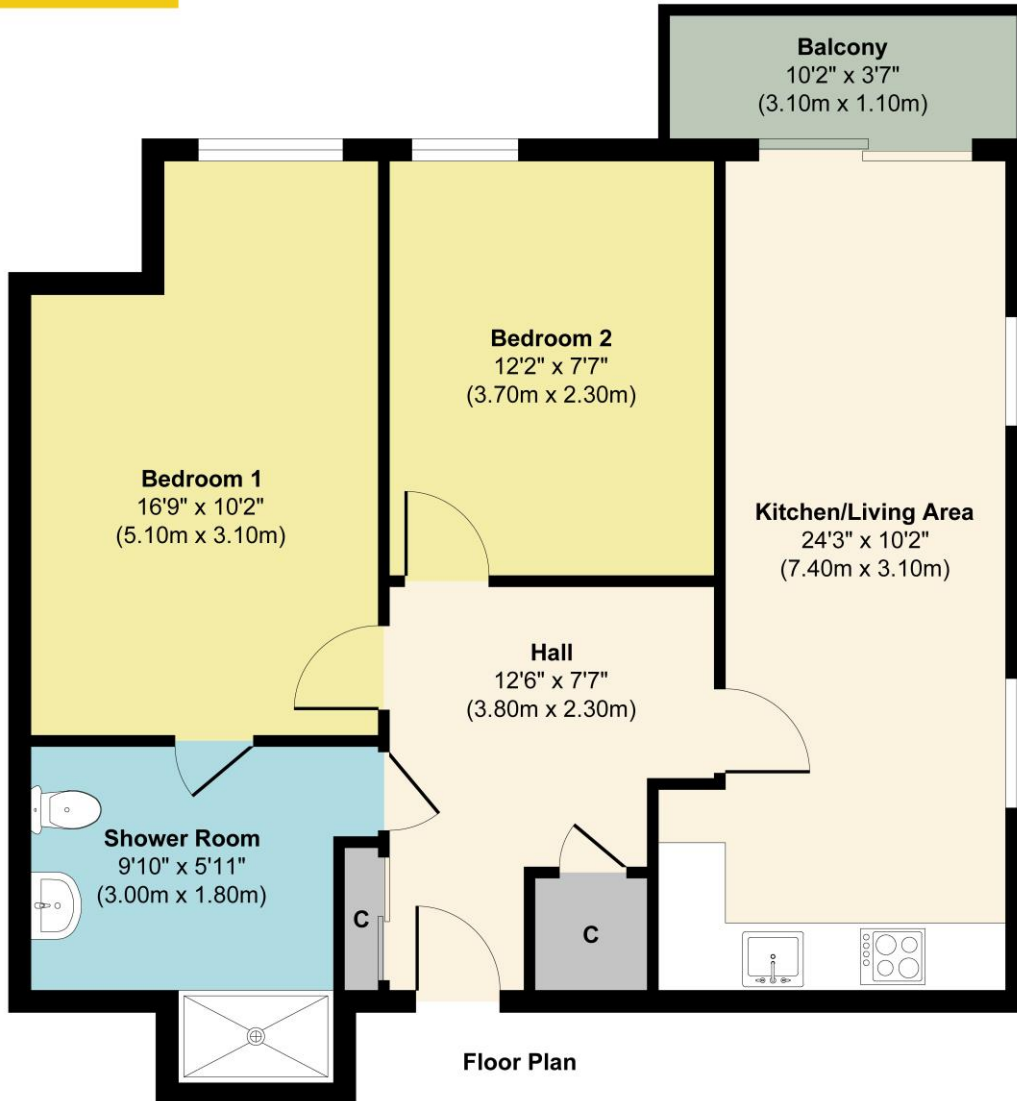
Accessible from both the hallway and principal bedroom. With ceiling light, part-tiled, part-painted, part-wall-papered walls, double shower cubicle, white W.C and sink unit, hard flooring, emergency pull cord, mirror and light with shaver point, doors to principal bedroom and hallway.

### **The Development:**

Heald Farm Court is exclusively for residents aged 55 or over, offering a safe and friendly community development. Residents are able to continue living independently in their own suitable apartment, whilst having the benefit of support from the Torus staff on site if required. There is a manned reception area where help can be sought from the office team, as well as accommodating a bistro and communal areas for indoor socialising.

Externally, there are communal gardens available for all residents to access, as well as resident and visitor parking.





**Floor Plan**

**Approx. Gross Internal Floor Area 689 sq. ft / 64.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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