



**HEALD FARM COURT
NEWTON LE WILLOWS**

**£55,000
50% SHARED
OWNERSHIP**



HEALD FARM COURT, NEWTON LE WILLOWS, WA12 9HP

This 2 bedroom, first floor apartment is ideal for those looking to downsize. Available exclusively for those aged 55 or over, this is a shared ownership home, available to purchase at 50% ownership.

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

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

Entrance Hallway:

Hard flooring, painted 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, 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 ceiling light fittings, intercom system, wall mounted heater and UPVC window to front of property and field views.

Principal Bedroom:

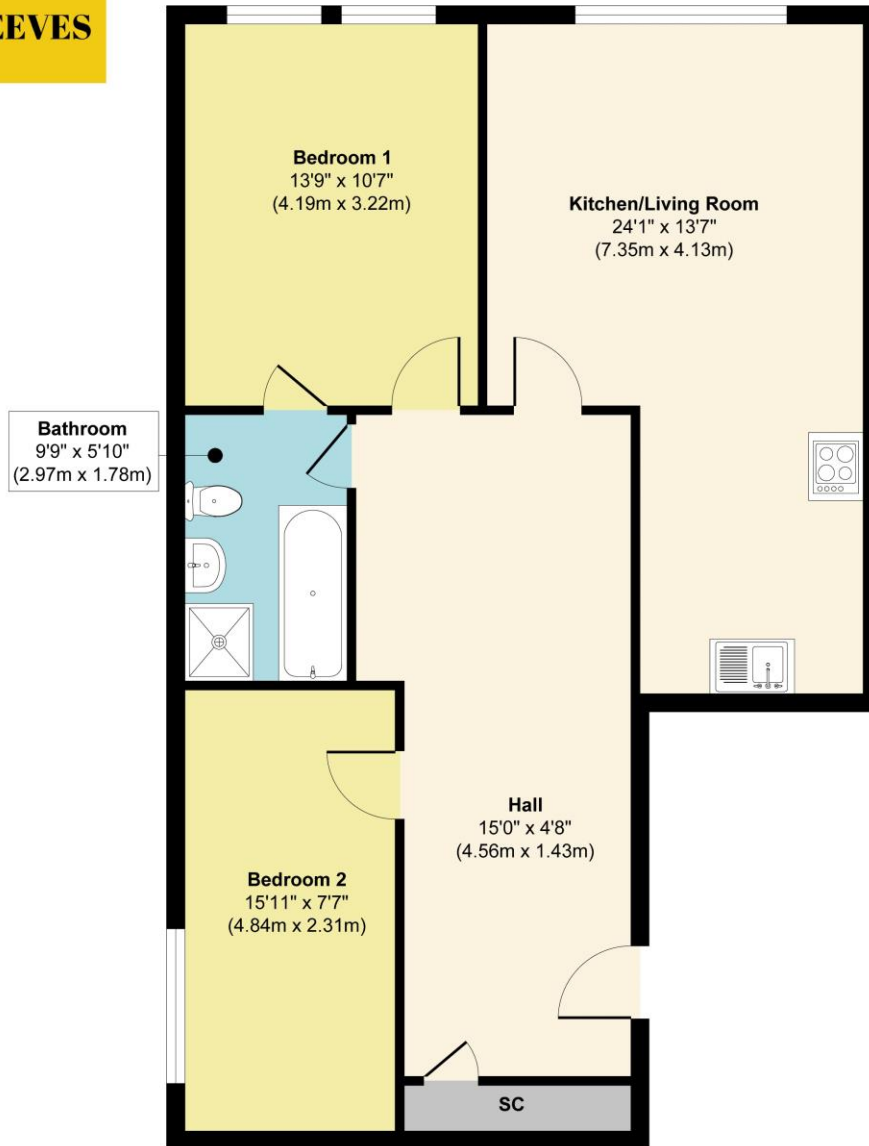
With carpeted flooring, painted walls with single wall-papered feature wall, ceiling pendant light, wall-mounted heater, 2 x UPVC doors with Juliette balcony, overlooking fields to front of property and door to bathroom (also accessible from hallway).

Bedroom 2:

With carpeted flooring, painted walls, ceiling pendant light, wall-mounted heater, UPVC window to side of property and door to hallway.

Wetroom / Bathroom:

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






First Floor
Approximate Floor Area
842 sq. ft
(78.27 sq. m)

Approx. Gross Internal Floor Area 842 sq. ft / 78.27 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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