



# JONES POTTS TAYLOR



## 1 Breccia Gardens

, St. Helens, WA9 1SB

£800 PCM

JonesPottsTaylor are delighted to offer TO LET this two bedroom, purposed built, ground floor apartment. Situated in a popular residential location in St Helens, close to network links, schools, shops and amenities. The property briefly comprises of; communal and private entrance hallway, an open plan living room and kitchen with French doors, two well proportioned bedrooms, one benefitting from an en-suite shower room, and a further family bathroom with three-piece suite. Outside are communal gardens and a carpark with allocated and visitor parking.

Viewings will be required and under a block viewing schedule.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



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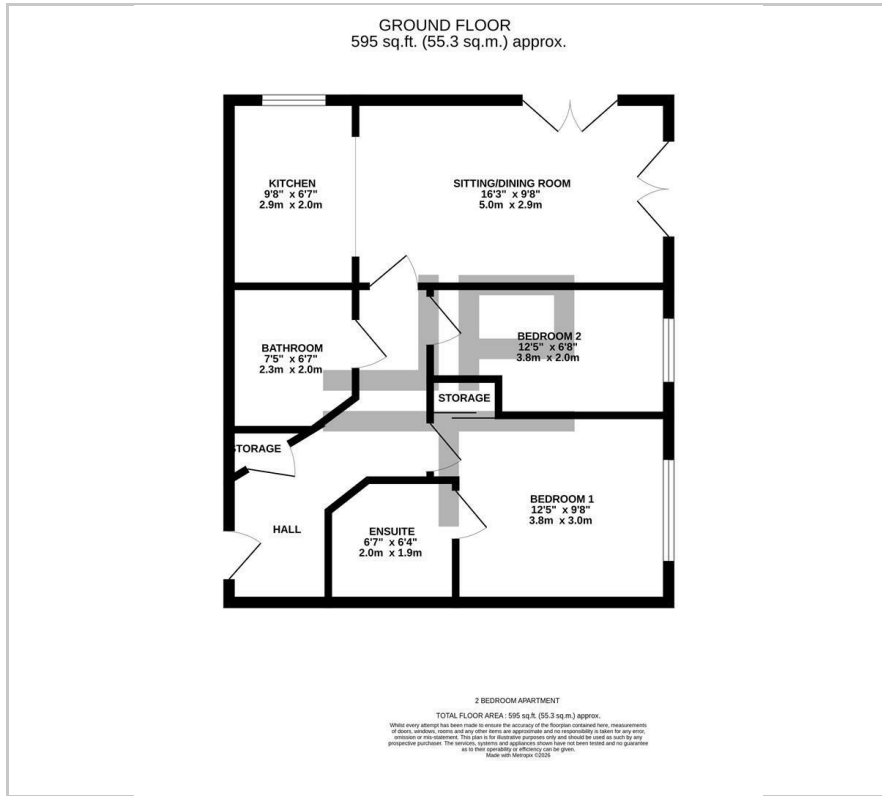


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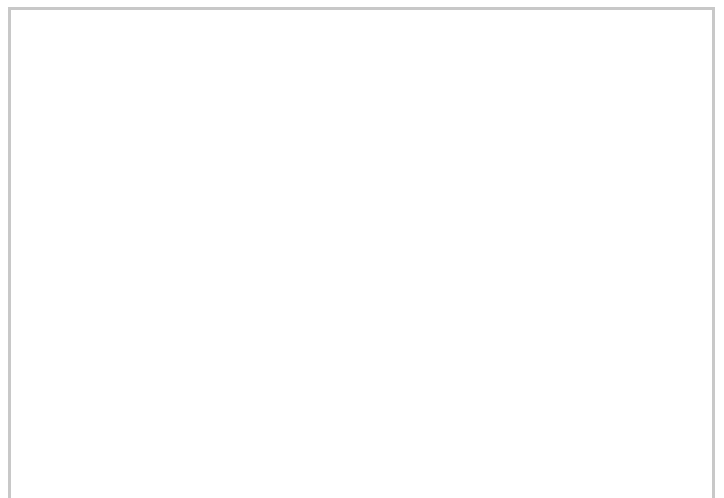
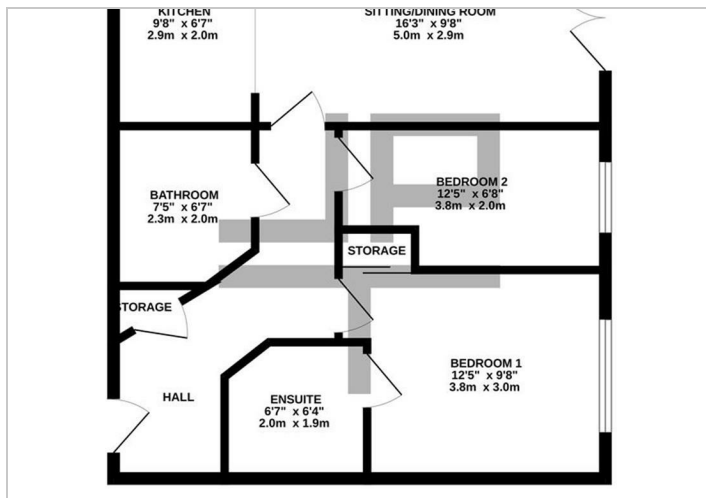
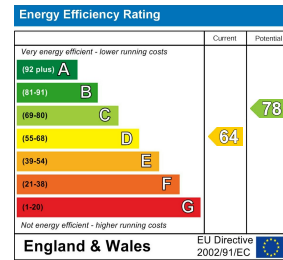
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.