



NICHOLSON

PLAZA

ST HELENS



KEY FACTS



TENANT
EXCLUSIVE
TERRACE – THE
FIRST OF ITS
KIND IN ST
HELENS



NOW BEING
CONVERTED BY
LUXOR
DEVELOPEMNTS
(BARROW) LTD



12 TOP QUALITY
APARTMENTS TO
BE CREATED
OVER 2 STOREYS



A MIX OF HIGHLY
DESIRABLE 1
BEDROOM
PROPERTIES

Address: Barrow Street, St
Helens WA10 1RX

Apartment Sizes: 42m²- 67m²

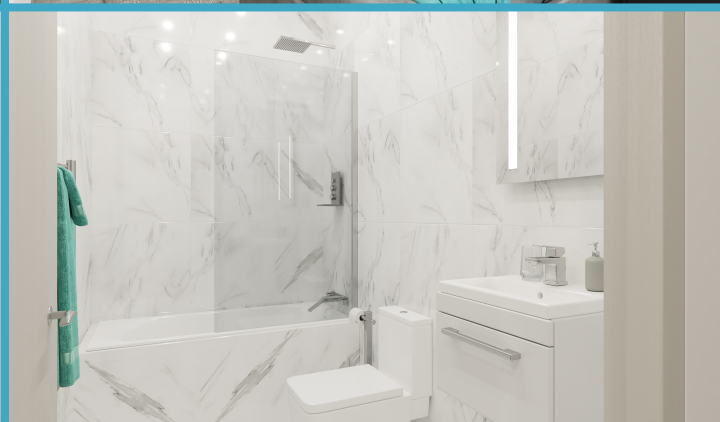
Parking: Yes

Planning Consent: Under
Review

Developer: Luxor
Developments (Barrow) Limited

FOR RESIDENTS, the scheme will provide modern and luxurious town centre accommodation close to all local amenities. St Helens Central Station lies less than 700 metres distant, so it will also afford an ideal base for commuting.

FOR INVESTORS, Nicholson Plaza offers a rare opportunity to acquire outstanding, highly marketable rental properties at very attractive pre-market rates.



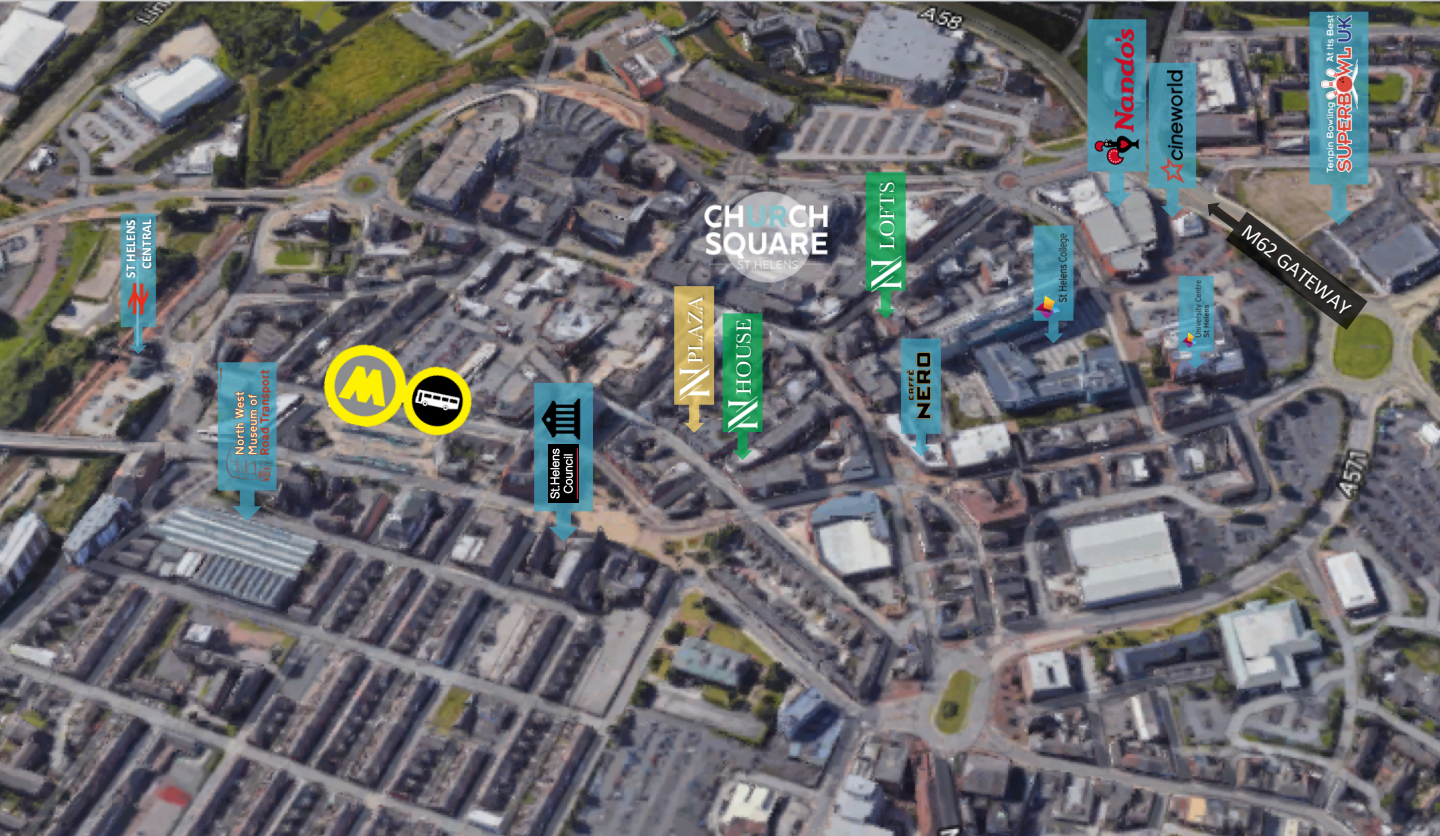
THE OFFERING IN BRIEF

Beneath a striking façade of periodic brickwork interspersed with massive charcoal grey pvc casement windows, the building contains 12 stunning 1 bedroom units of remarkable quality and craftsmanship. Designed by Luxor Group, it is a testament both to the industry of the neighbourhood's past and the vibrancy of the present and beyond.

Nicholson Plaza is composed of simply elegant apartments. Each one boasts an array of luxury fixtures and finishes that include wide-plank Kilimanjaro flooring, energy efficient heating, high ceilings, in-home washers/dryers, contemporary open plan layouts, and sublime kitchens equipped with custom gloss cabinetry, Marble effect countertops, carrara brick backsplashes and a suite of fully integrated high-end appliances from Electriq, Neue & Indeset.

Many of the units also feature gorgeous Town Hall views.

Nicholson Plaza offers residents a number of white-glove amenities that include a tenant exclusive rooftop terrace & high security and video intercom system, commercial grade superfast WiFi, a bicycle room, and integrated storage units for every apartment. The building is surrounded by trendy restaurants, cafes, bars, retail parks & shops, and is close to several parks & St Helens RFC Stadium.



LOCATION & TRANSPORT



ON FOOT

Nicholson Plaza is situated in the centre of St Helens, amongst high street retailers and restaurants, opposite the entrance to the busy Church Square Shopping Centre. All the town's key amenities are within easy walking distance. The nearest mini-supermarket (Sovereign Food & Wines – who are also our tenant in Nicholson Lofts) is located less than 100m from the door; the nearest coffee shop (Lemon Tree Café - another tenant in Nicholson House), less than 15m.



BY ROAD

Just over 1000m from the entrance to Nicholson Plaza, St Helens Linkway connects to the A750. In one direction, this leads directly to St Helens College & University and from there to key routes including the A57, the A58 and the A580. In the other direction, it connects to the motorways' more southerly junctions, and to highways including the A557 and the A50. What this means in practice is that Manchester is an easy 38km commute, and that Liverpool, Chester, Alderley Edge & Ormskirk are all easily accessible to motorists.



BY BUS

Outside Nicholson Plaza is a Town Hall bus stop serving mobility buses. 50m along Corporation Street, there is a stop for services including the 33 Sutton Heath & 36a Chain Lane & Laffak. However, for most regional destinations, travellers will normally make the short walk to St Helens Bus and Coach Station, which is located just 200m to Nicholson Plaza.



BY RAIL

St Helens Railway Station is located less than 220m from Nicholson Plaza. It is built on the Northern Line and is managed by Northern Rail & neighbouring Lea Green Station managed by TransPennine Express. It offers all the fast, main line connections travellers would expect - to cities such as London, Manchester, Edinburgh, Newcastle and Leeds.