



Craven Road, Prescot, L35 0LT
£180,000



EXCLUSIVE LISTING SCHEDULE A VIEWING TODAY!

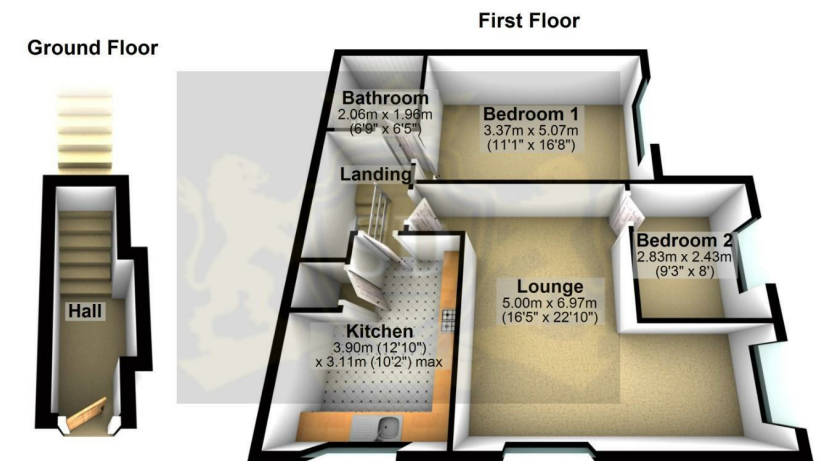
Presenting an exquisite first-floor apartment, Stapleton Derby is thrilled to introduce this remarkable property, ideally positioned in a highly desirable locale with the convenience of Rainhill Village's amenities just moments away.

This elegant apartment encompasses the entire first floor and features a private entrance, landing, well-appointed kitchen, spacious lounge/dining area, two comfortable bedrooms, and bathroom. Outside, the meticulously cared-for communal grounds provide a tranquil retreat. Additionally, the property boasts the advantages of an allocated parking space and a garage for your convenience.

Lease Details: 999-year leasehold (954 years remaining) at £25.

Annual Management Fees: Approximately £1000.

Don't miss out on this exceptional opportunity – book your viewing now!



This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	80

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.