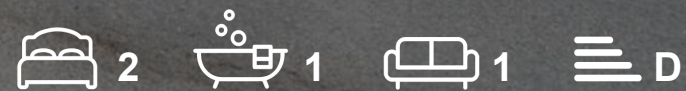




**STAPLETON  
DERBY**



**33 Meade Close**  
Rainhill, Prescot, L35 6PP  
**Asking Price £94,000**





33 Meade Close, Rainhill, Prescot, L35 6PP

Stapleton Derby is delighted to present this chain-free, first-floor, two-bedroom apartment, complete with parking and a garage, in the highly desirable Rainhill neighborhood. This property offers a perfect blend of comfort and contemporary living.

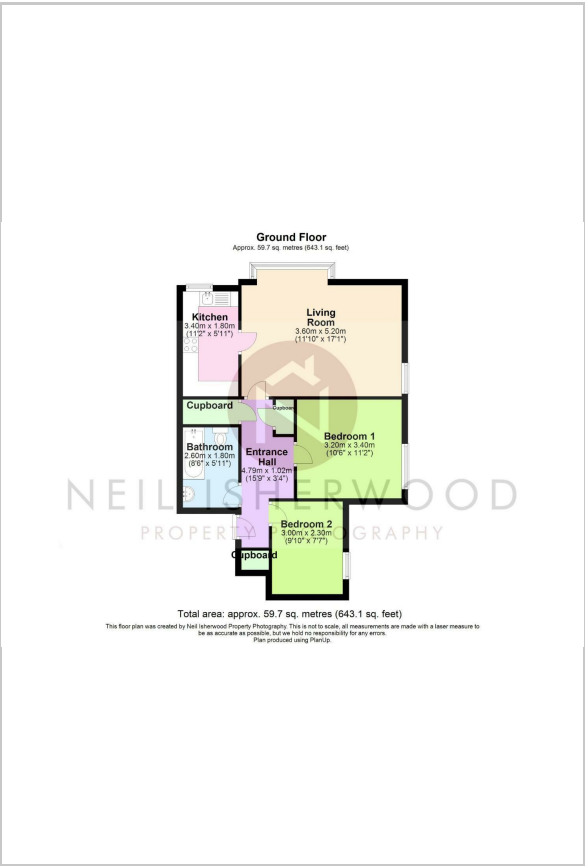
Upon arrival, you'll find a secure entry intercom system. Inside, a staircase leads to the first floor where the apartment is located. The layout includes an entrance hallway, two bedrooms, a family bathroom, storage cupboards, a living room, and a kitchen.

The communal areas, including the stairs and lobby, are well-maintained. Outside, you'll find communal gardens, a reserved parking space, and a garage.

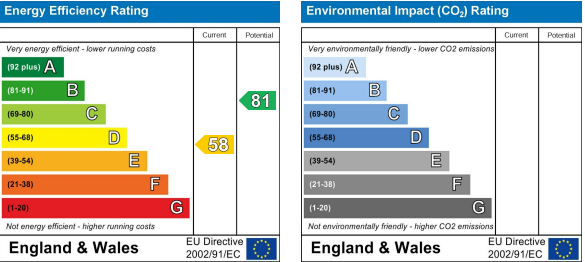
New lease for 999 years signed in June 2024. The property has a service charge of £200 per month, which includes ground rent and building insurance. This leasehold apartment is ready for immediate occupancy, and viewing is essential.



Floor Plan



Energy Efficiency Graph



IMPORTANT NOTICE TO PURCHASERS

We endeavor 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.