



6 Ashfield Warrington Road, Prescot, L35 4LS  
Offers In The Region Of £115,000



Property Summary for 6 Ashfield, Warrington Road, Rainhill, Prescot, Merseyside, L35 4LS.

This top-floor, one-bedroom apartment is situated in the highly sought-after area of Rainhill, Prescot. It is within walking distance to the village and offers access to local transport links, including train, bus, and motorway. The apartment features a communal entrance, entrance hallway, kitchen, living room, bathroom, and spacious bedroom. The interior is beautifully decorated, and the property includes its own private garage.

There is a maintenance charge of £90 per month, and has EPC D.

Leasehold, 934 years remaining - Contact Stapleton Derby for more information.

This beautifully decorated top-floor apartment offers a perfect blend of convenience and comfort, making it ideal for anyone looking to live in this desirable area with excellent transport links.





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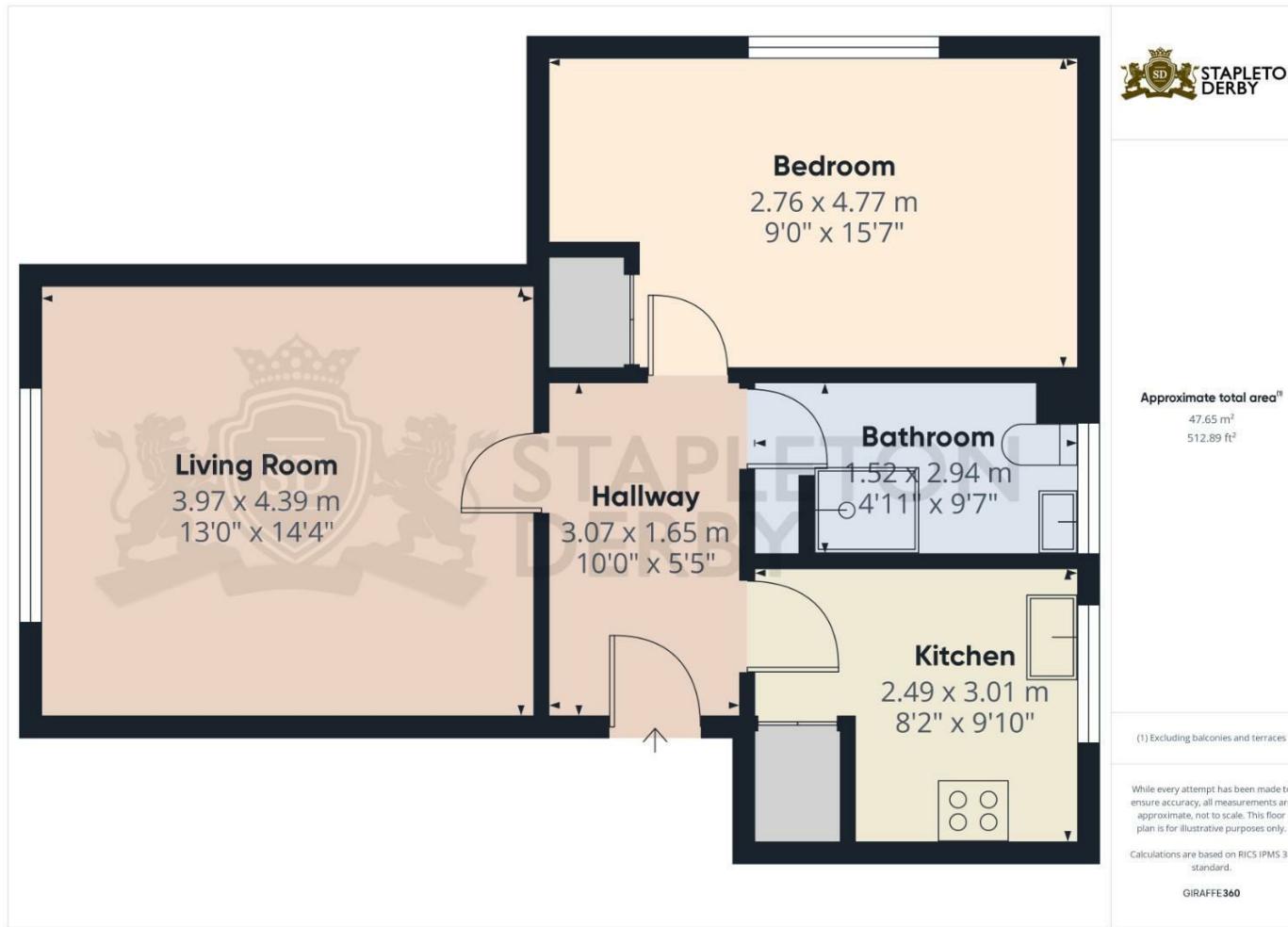
## Stapleton Derby

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Approximate total area<sup>(1)</sup>  
47.65 m<sup>2</sup>  
512.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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

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

### 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.