



Apt 5 Central Avenue, Prescot, L34 2AA  
Asking Price £125,000

 **STAPLETON  
DERBY**

## Luxury Ground Floor Apartment in Sought-After Eccleston Park

Nestled in the prestigious Central Avenue, Eccleston Park, this ground-floor, one-bedroom apartment offers an exceptional blend of elegance and convenience. Boasting level access, the property is perfect for those seeking a stylish, accessible home in a prime location.

Step inside to discover a welcoming entrance hallway, a spacious living room, and a modern kitchen/dining area that enjoys over communal gardens. The generous double bedroom is complemented by an adjacent contemporary bathroom, providing both comfort and style. Accessed via a secure communal entrance showcasing charming period features, this apartment is part of an exclusive development with communal parking and landscaped grounds at the front. Its prime location offers excellent local amenities, superb transport links, and direct access to major motorways, making it ideal for professionals and investors alike.

Don't miss this rare opportunity to own a luxury apartment in one of Eccleston Park's most sought-after areas.

EPC: D | Council Tax Band: B | Leasehold (Seller Retaining Freehold) | Service Charge: £650 per annum.

Contact us today to arrange your viewing!





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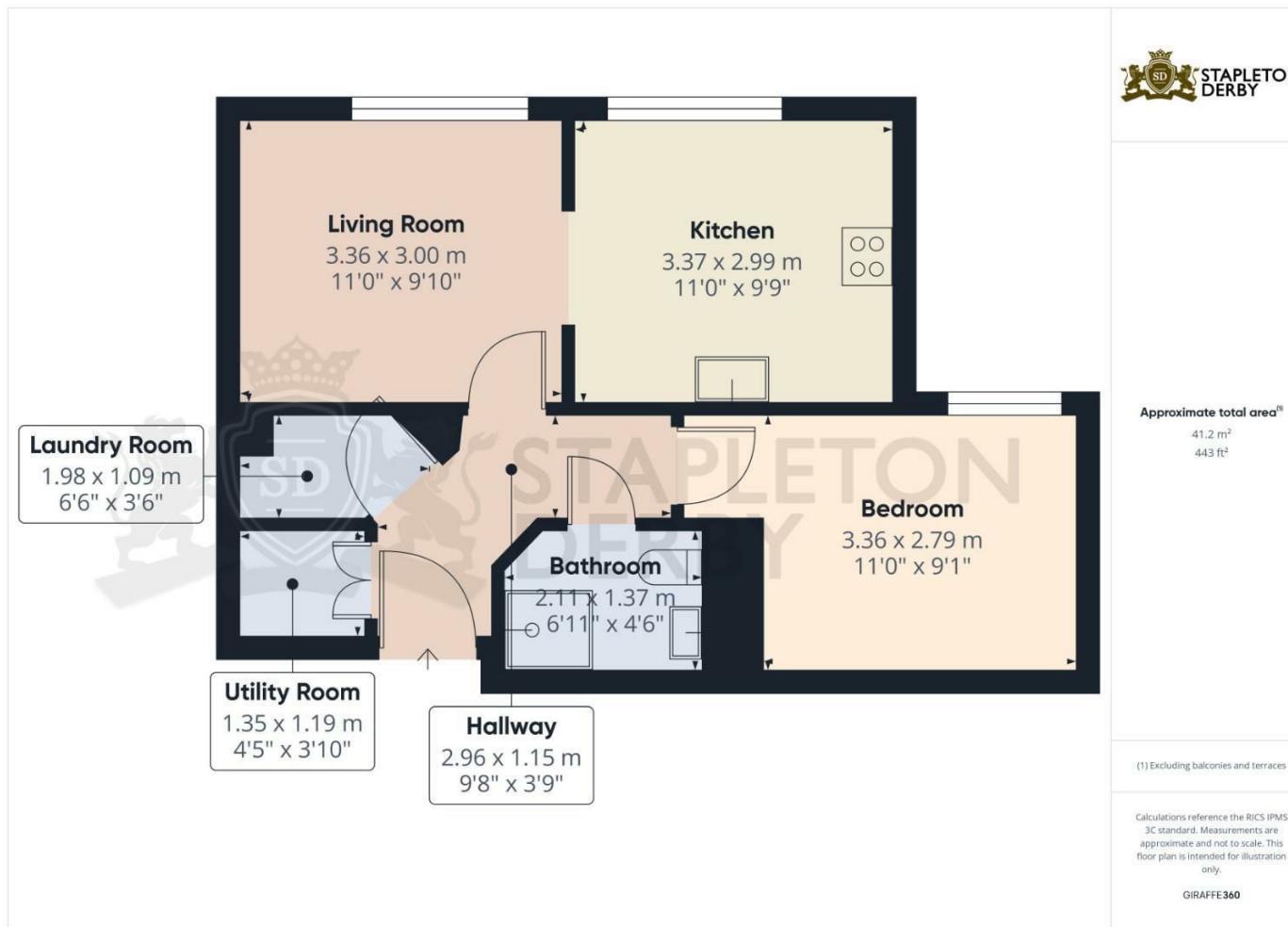
## Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions		Not environmentally friendly - higher 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		

### 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.