



Flat 1 Ashfield Warrington Road, Prescot, L35 4LS
Asking Price £115,000



Ground Floor, One Bedroom Apartment

This ground-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 shed.

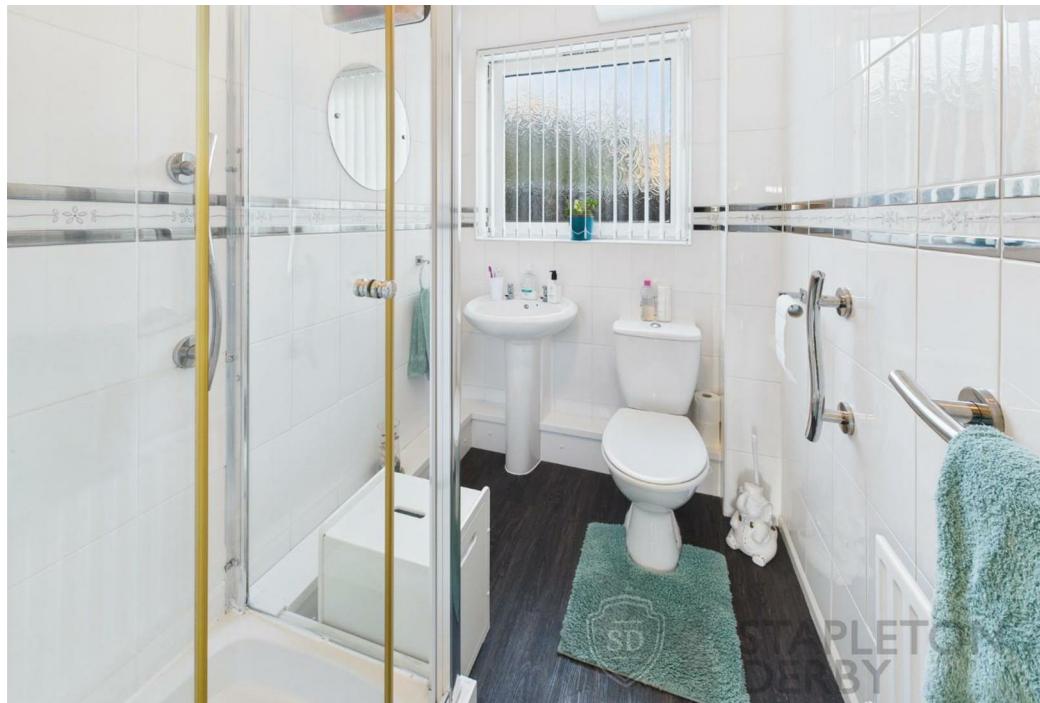
There is a maintenance charge of £90 per month, and has EPC C.

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

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









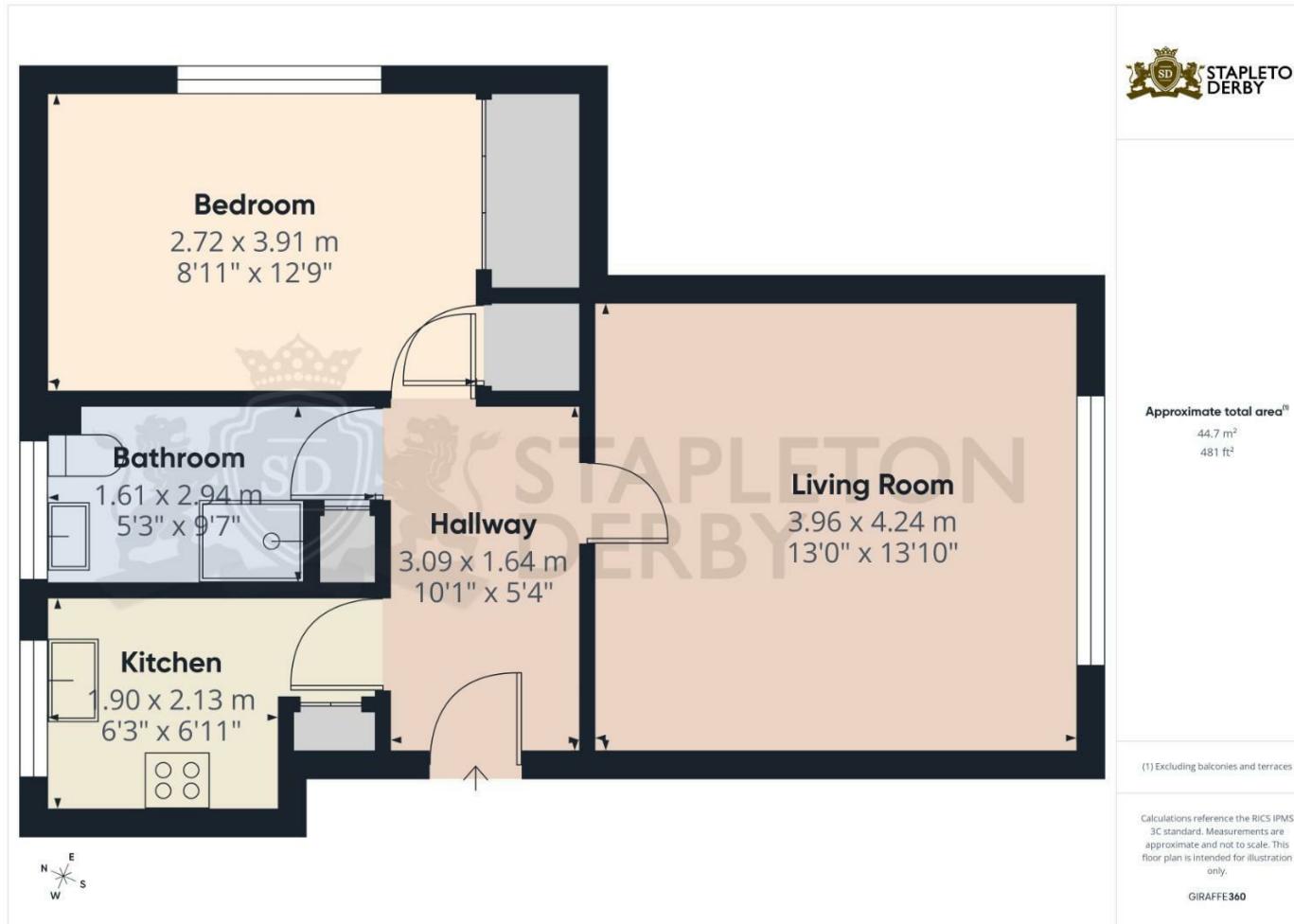
Stapleton Derby

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (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			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.