



7 Hunter Court, Prescot, L34 2UH
Asking Price £84,995

 **STAPLETON
DERBY**

This attractive ground floor apartment at Hunter Court, Prescot offers comfortable and convenient living exclusively for the over 55s. Situated in a quiet cul-de-sac, the property benefits from its own private entrance, dedicated parking, and a pleasant rear patio and garden area, with additional communal gardens beyond. The location is ideal, positioned close to Prescot Town Centre and well served by local transport links.

Inside, the apartment features an entrance hallway leading to a well-presented kitchen and a bright living room. There are two generously sized bedrooms and a bathroom, providing practical and well-proportioned accommodation throughout. Externally, the private patio, shed, and shared gardens create a peaceful outdoor setting.

The property is leasehold with 72 years remaining and is available on a 75% ownership basis. The monthly service charge is £135.05 and benefits from a brand new boiler.









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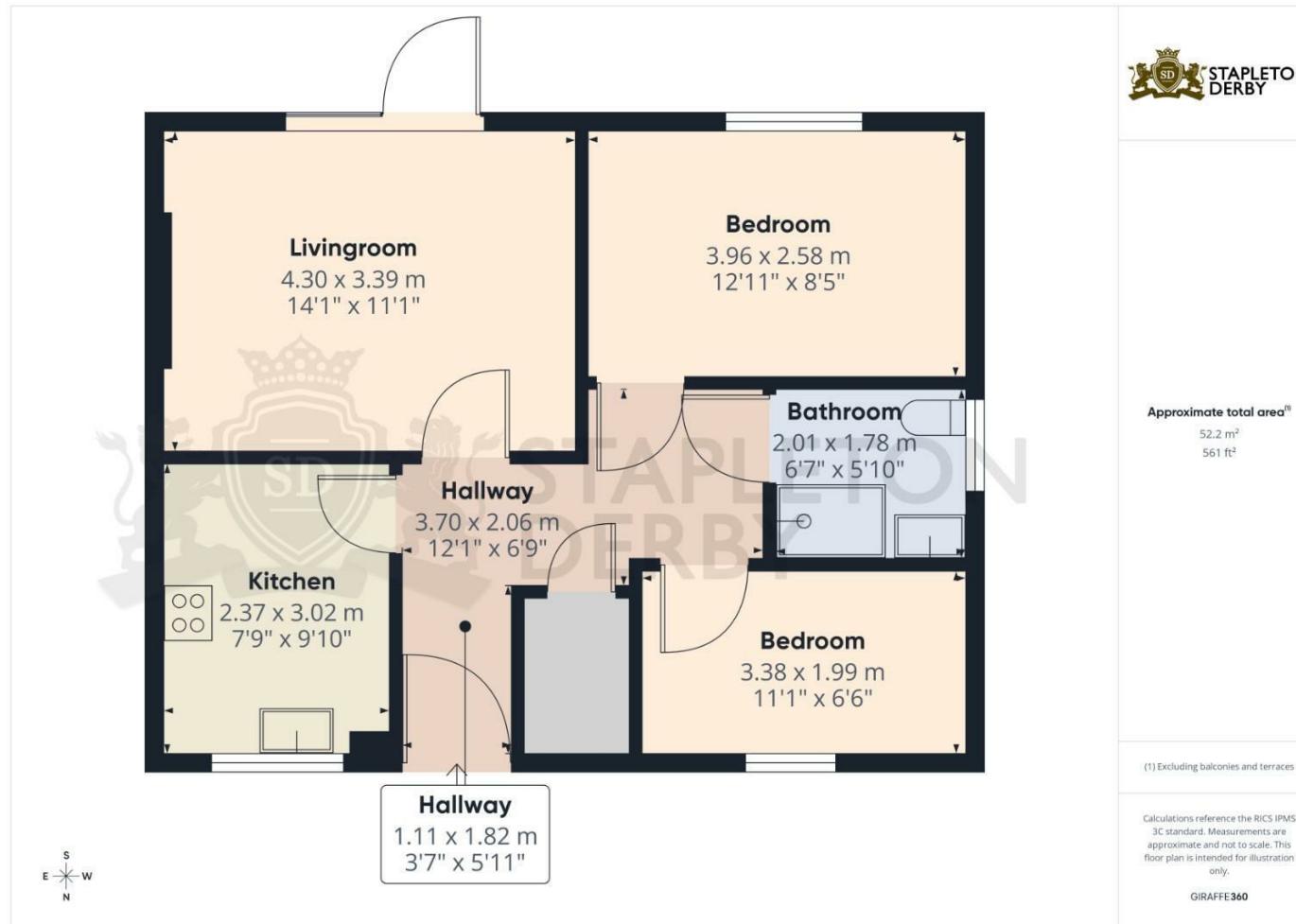
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Approximate total area⁽¹⁾
52.2 m²
561 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

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