



Apartment

# 11 GARTH MILL HIGH STREET, PRESCOT, MERSEYSIDE, L34 6HE

PCM

## £750 PCM

### FEATURES

- First Floor Spacious Flat
- Modern fitted kitchen/breakfast room
- Three piece white bathroom
- Gas central heating and double glazing
- Close to local shops and amenities
- EPC grade B



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 2 Bedroom Apartment located in Prescot

## FIRST FLOOR FLAT

Double glazed window to front elevation, single panel central heating radiator oak laminate flooring and ceiling light point.

### Entrance Hall

Entrance door, single panel central heating radiator, storage cupboard with hanging space, cupboard housing electric meter, three ceiling light points and oak laminate flooring.

### Lounge

18'4" x 11'6"

Double glazed window to side elevation, double panel central heating radiator, television point, oak laminate flooring and ceiling light point.

### Kitchen/Breakfast Room

11'0" x 8'1"

Double glazed window to rear elevation, single panel central heating radiator, fitted with a range of shaker style wall and base units, granite effect roll edge work surfaces incorporating a single stainless steel sink unit and mixer tap, four ring brushed stainless gas hob with brushed stainless steel splash back, fitted oven and grill, integral fridge freezer, automatic washing machine, integral wall mounted gas central heating boiler, oak laminate flooring and ceiling light point.

### Bathroom

7'1" x 7'1"

Panelled bath with chrome mixer taps and shower attachment, concealed unit push button flush low level W.C, semi pedestal wash hand basin with chrome mixer taps, chrome heated towel radiator, shaver point, tiled splash backs, ceramic tiled floor and ceiling light point.

### Bedroom One

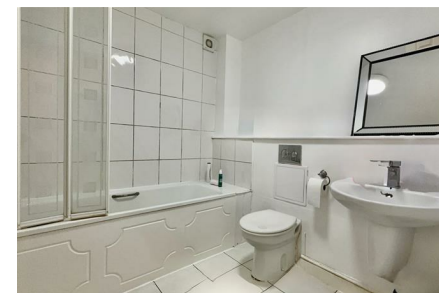
13'0" x 8'9"

Double glazed window to front elevation, single panel central heating radiator oak laminate flooring and ceiling light point.

### Bedroom Two

0'0" x 0'0"





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Council Tax Band

A



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

