

LEASEHOLD



Apartment

31 STEWARD COURT, PRESCOT, MERSEYSIDE, L35 5HE

Asking Price

£90,000

FEATURES

- Two bedroom apartment close to Whiston Hospital
- Entrance hall, lounge/dining room
- Close to shops and local schools
- Communal gardens and parking area
- First floor apartment
- Ideal investment property
- Fitted kitchen with integrated appliances
- Modern family bathroom with three piece suite
- Spacious rooms



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom Apartment located in Prescott

Welcome to this spacious two-bedroom apartment located on the second floor of Steward Court in Prescott, Merseyside. This post-war property presents an excellent opportunity for both first-time buyers and investors alike.

As you enter the apartment, you are greeted by a welcoming entrance hall equipped with an intercom system for added security and convenience. The heart of the home is a modern fitted kitchen, complete with integrated appliances, making it perfect for those who enjoy cooking and entertaining. The large lounge and dining room provide ample space for relaxation and social gatherings, ensuring a comfortable living experience.

The apartment features two generously sized double bedrooms, ideal for families or those needing extra space for guests or a home office. The family bathroom is stylishly designed with a modern white suite, offering a fresh and clean aesthetic.

Residents will appreciate the communal gardens, providing a pleasant outdoor space to unwind. Additionally, the property includes parking for one vehicle, a valuable asset in this area.

Situated within walking distance to Whiston Hospital, as well as good local schools and transport routes, this apartment is perfectly positioned for convenience and accessibility. With an EPC grade of C, it also offers energy efficiency, making it a sensible choice for modern living.

This property is not to be missed, offering a blend of comfort, style, and practicality in a desirable location.

Entrance Hallway

Intercom system. Doors to all rooms. Ceramic tiled flooring

Lounge/Dining Room

21'6 x 10'3

Two UPVC double glazed windows. Two central heating radiators. Wall mounted electric fire. Coved ceiling. Inset ceiling spotlights.

Kitchen

9'8 x 7'2

UPVC double glazed window. Fitted with a range of black gloss wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven, extractor hood, washing machine and fridge. Tiled splashbacks.

Bedroom One

14'6 x 8'3

UPVC double glazed window. Central heating radiator.

Bedroom Two

9'2 x 8'3

UPVC double glazed window. Built in wardrobes. Central heating radiator.

Bathroom

Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Built in shelving unit. Tiled walls with inset tiled border. Xpelair fan.

External

Communal gardens and parking spaces

AGENTS NOTES

Please note the property is leasehold. The length of the lease is 150 years from 29th August 2003 (the seller has extended the lease, details available). The service charge/ground rent is £34.54 per month



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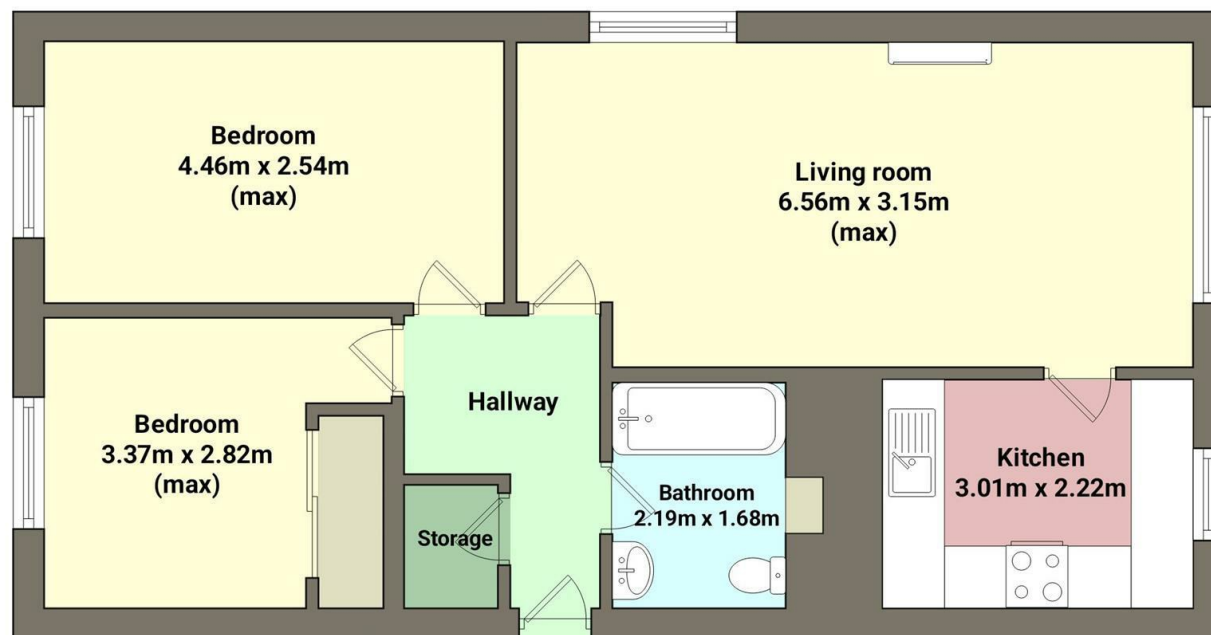
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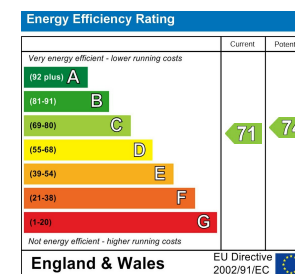
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Council Tax Band

A



Total Floor Area: 56.14 m²



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.

