



**61, Parklands, Rainford, WA11 8HY**

**£127,000**

*David  
Davies* **D** *Collection*



## 61, Parklands, Rainford, WA11 8HY

- EPC:C
- Council Tax Band: B
- Leasehold
- No Chain
- Ground Floor Apartment
- Spacious Reception Room
- Two Bedrooms
- Shower Room
- Over 55's Only
- Excellent Village Location

David Davies Sales & Lettings Agent are delighted to offer to the market this well proportioned two bedroomed ground floor apartment.

Situated on the sought after Parklands complex for the over 55's and with the added benefit of NO ONWARD CHAIN.

The accommodation briefly comprises: an entrance porch leads into the spacious lounge with ample room for a dining area, and a beautiful modern kitchen which comes with the benefit of integrated appliances, New (2023) neutral décor and brand new carpets and UPVC Double glazing.

Further the inner hallway with a large 'walk in' storage leads to a large 'master bedroom with wardrobes, and bedroom two which has a door out to the side lawned area. The apartment also has a large, modern shower room.

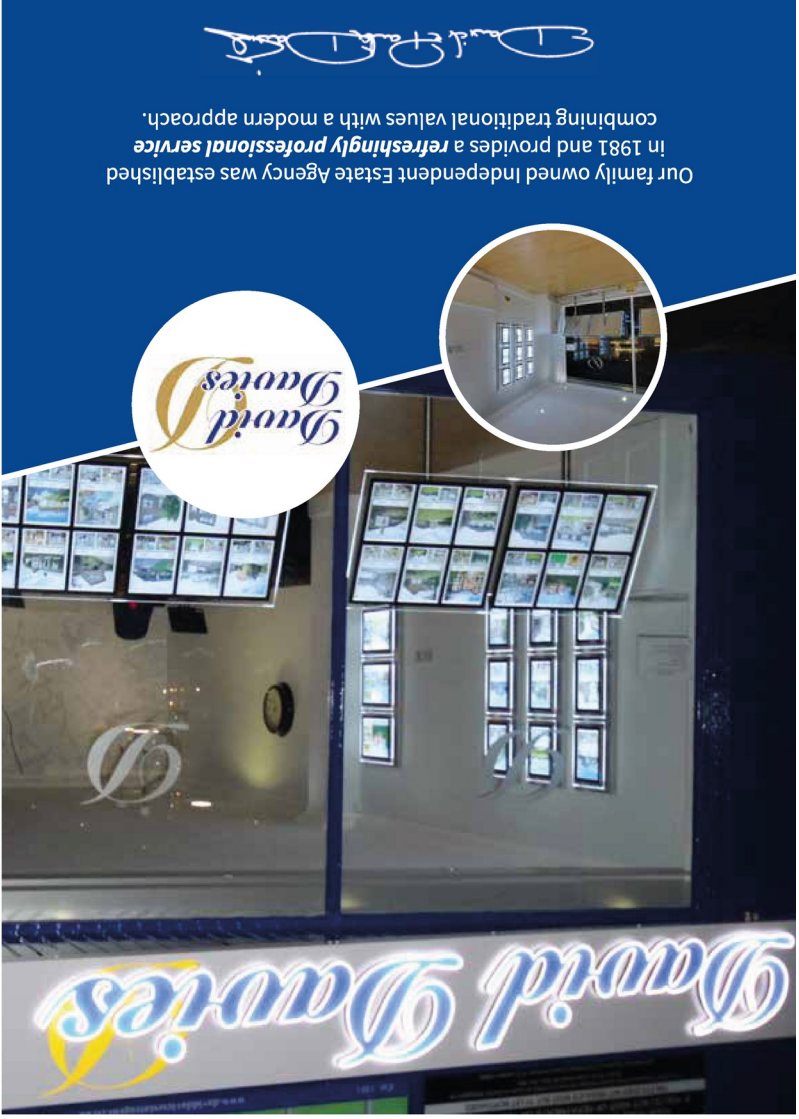
The Property is equipped with an environmentally-friendly Air Source Heat Pump. The cutting edge technically efficiently extracts heat from the air to keep your home warm in the winter and vice versa to keep it cool in the summer, all while reducing your energy bills as well as your carbon footprint. With two outlets, strategically positioned in the apartment you'll enjoy steady temperature year-round.

We are advised there is a Service Charge £288 per quarter

EPC:TBC



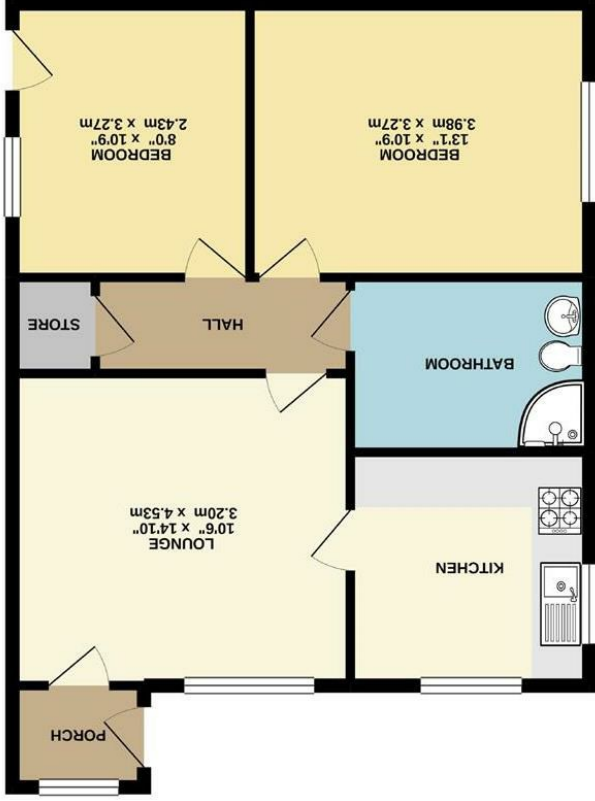




Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

David Davies

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with the particulars. The services, fixtures and appliances have not been stated and no guarantee is made with respect to their operation or efficiency and no guarantee.

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