



**9, Charles Court, Speakman Way, Prescot, L34 5NN**

Asking Price £110,000

*David  
Davies*  *Collection*



## 9, Charles Court, Speakman Way, Prescot, I 34 5NN

- EPC:D
- Council Tax Band: A
- Tenure: Leasehold
- Second Floor Apartment
- Two Bedrooms
- Immaculately Presented
- Modern Bathroom
- Allocated Parking Spot
- Await Leasehold Information
- No Lift

This immaculately presented two bedroomed apartment is presented to the sales market and must be viewed to be fully appreciated.

With an excellent location for both Prescot train station and the M57 motorway, this apartment would be ideally suited for a commuter, first time buyer or person looking for a 'bolt hole'.

This second floor apartment offers much more than other apartments in this block to include loft space and a 'Juliette' balcony.

Internally the apartment has had extensive upgrades to include new modern three piece bathroom with over bath shower, new flooring and carpets throughout, new kitchen tiling, cooker and hob, new décor and blinds. All completed in April 2022.

From the entrance hallway access to all rooms including the living space with kitchen and dining area, master bedroom, second bedroom and family bathroom.

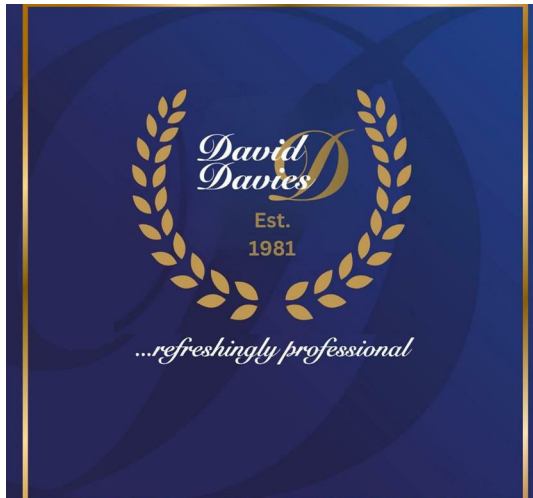
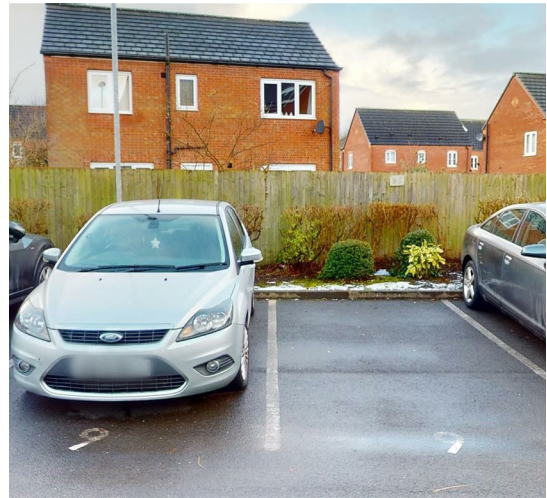
Annual Ground Rent £300 Annual Service & Maintenance Charge: £2160 Annual Charge Includes: Maintenance and cleaning of communal areas, grounds maintenance, CCTV & security systems, door entry systems, buildings insurance and reserve fund.

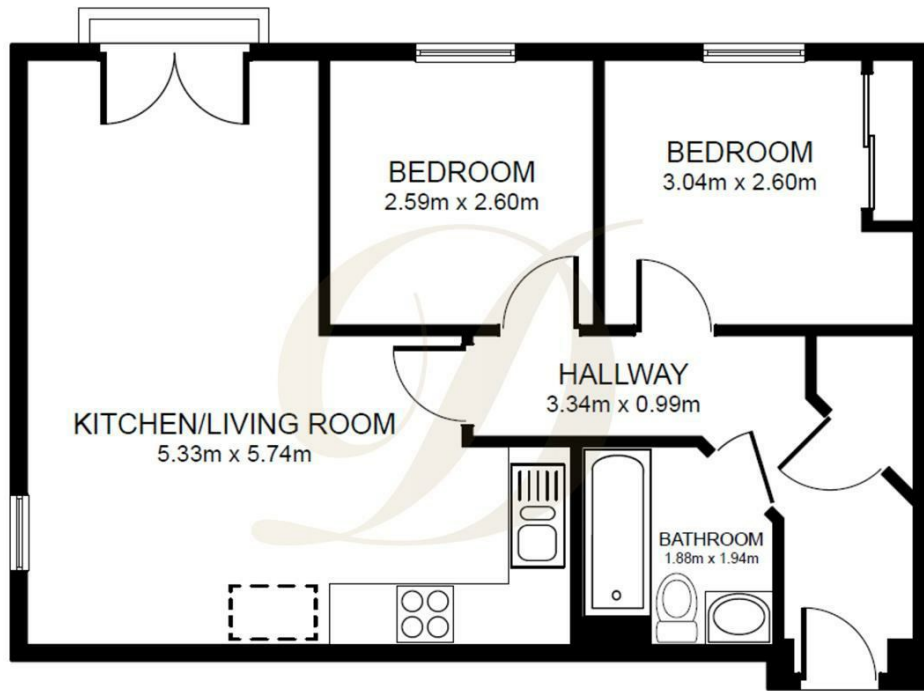
Please enquire for further information. Please note that the Ground Rent is paid up until 2024.

Please be advised the parking space shown is NOT the actual allocated space for this property. There is one allocated space.

EPC:D  
Council Tax Band: A







**FLOOR PLAN**  
FLOOR AREA 50.3 SQ.M. APPROX

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*David Paul Davis*

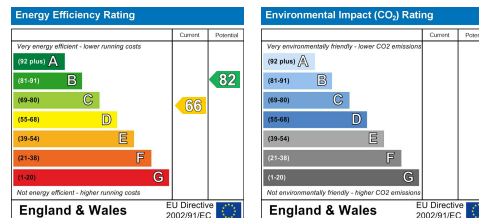
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