

LEASEHOLD



Apartment - Purpose Built

31 PENDLETON COURT SPEAKMAN WAY, PRESCOT, L34 5NB

Offers Over

£80,000

FEATURES

- A lovely two bedroom ground floor apartment
- Within walking distance to Prescot retail park and Prescot station
- Entrance hall, lounge/kitchen with built in appliances
- Two good sized bedrooms
- Family bathroom with a white three piece suite
- Communal gardens with lawns and shrubs
- Allocated parking bay
- Offered with No Onward Chain
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom Apartment - Purpose Built located in Prescot

Entrance Hall

Electric heater. Doors to all rooms. Intercom system

Lounge/kitchen

21'1 max x 18'2 max

Two UPVC double glazed windows. Two electric heaters. Fitted with a range of wall and base units comprising of cupboards, drawers, wine rack and contrasting work surfaces with matching upstands and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven and extractor hood. Freestanding washing machine and fridge freezer.

Bedroom One

11'2 x 9'2

UPVC double glazed window. Electric heater

Bedroom Two

9'2 x 8'5

UPVC double glazed window. Electric heater

Bathroom

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.

External

The property has communal gardens with lawns and shrubs and an allocated parking bay

Agents Notes

Please note this property is leasehold. The property has a 125 year lease from 2008. The ground rent is £330 per year and the service charge is £1700 per year.



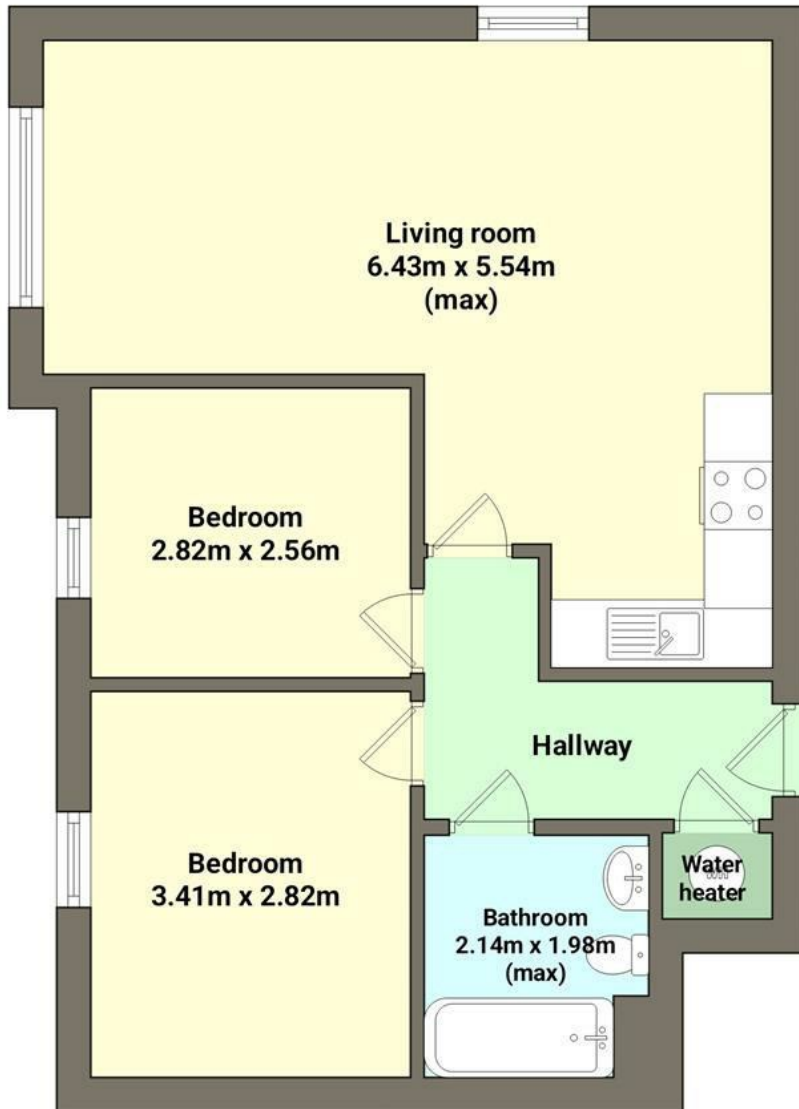
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Total Floor Area: 52.13 m²

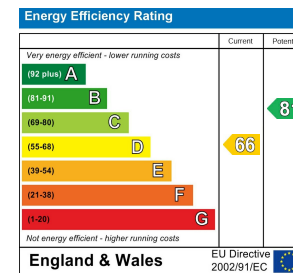
Call us on

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Council Tax Band

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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.

