



**33, Parklands, Rainford, WA11 8HY**

Asking Price £145,000

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

# 33, Parklands, Rainford, WA11 8HY

- EPC: D
- Leasehold - 154 Years Remaining
- Ground Floor Apartment
- Over 55's Complex
- Communal Gardens
- Council Tax Band: B
- No Onward Chain
- Fully Modernised Throughout
- Two Double Bedrooms
- Village Location

A beautifully presented, self-contained ground floor two-bedroom apartment, ideally positioned within the highly regarded Parklands development, exclusively designed for the over 55s and located just off Old Lane in the heart of Rainford.

Occupying a particularly desirable position within the development, this apartment offers comfortable, low-maintenance living within a peaceful and well-established village community.

The accommodation has been significantly improved in recent years and is presented to an excellent standard throughout, featuring neutral décor, new carpeting, a stylish modern kitchen and a contemporary shower room. Internally, the property briefly comprises an entrance porch, a spacious and light-filled lounge/dining room, a well-appointed kitchen, inner hallway, two generous double bedrooms, and a modern shower room.

Further benefits include UPVC double glazing, electric storage heating, an allocated parking space, and access to attractively maintained communal gardens. The location is particularly convenient, being within easy reach of local shops, amenities and transport links.

Combining practicality, comfort and a tranquil setting, this superb ground floor apartment is ideal for those seeking a secure, friendly community lifestyle with the convenience of single-level living.

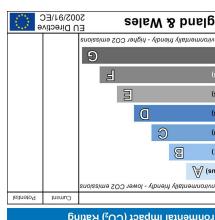
\*\* Service charge/ground rent and it is £165.35 per month. It includes mowing lawns/weeding communal areas and cleaning windows. \*\*

EPC: D





Information on tenant permitted fees can be accessed via the link below  
[www.daviddividestrategenit.co.uk](http://www.daviddividestrategenit.co.uk)  
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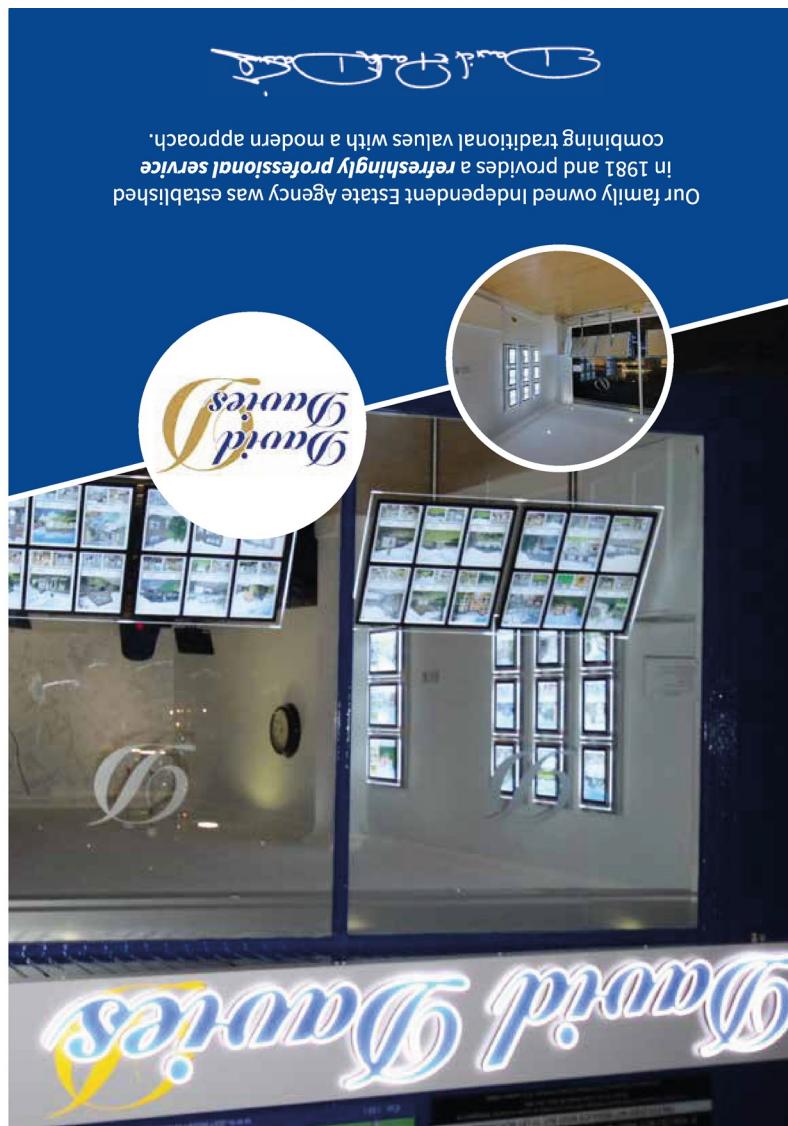
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Our family owned independent Estate Agency was established  
 in 1981 and provides a refreshingly professional service  
 combining traditional values with a modern approach.

TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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