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Warrington Road, Prescot, L35 4LS

We are pleased to offer for let this two bedroom ground floor apartment located in a converted coach house in the ever popular Rainhill Village. The accommodation comprises:- communal entrance hall, entrance door to apartment, lounge, kitchen, two bedrooms, and bathroom. Externally there is a communal parking area. The property benefits from gas central heating and being UPVc double glazed. Viewing is highly recommended and can be arranged through our office or by calling 01744 24341.

- Converted apartment
- UPVc Double Glazed
- Viewing Highly Recommended
- Two Bedrooms
- Central Heating
- EPC: C
- One Reception Room
- Communal Parking

£750 Per Month

Flat 1, 571 Warrington Road, Prescott, L35 4LS

Communal Hallway

Intercom system.

Lounge

16'7" x 12'6" (5.07 x 3.83)

Double doors leading out on to communal parking area, laminate flooring, and radiator.

Inner Hall

Two radiators.

Kitchen

8'5" x 7'1" (2.57 x 2.16)

Single glazed window to side aspect, range of wall and base units, stainless steel sink, integral gas hob and electric oven, plumbed for washing machine, ceramic floor tiles, and part tiled walls.

Bedroom One

11'11" x 7'10" (3.65 x 2.41)

Single glazed window to rear aspect, and radiator.

Bedroom Two

11'8" x 7'4" (3.58 x 2.25)

Single glazed window to front aspect, and radiator.

Bathroom

7'10" x 5'6" (2.41 x 1.68)

Single glazed window to side aspect, panelled bath with shower over, low level wc, hand wash basin, ceramic floor tiles, and fully tiled walls.

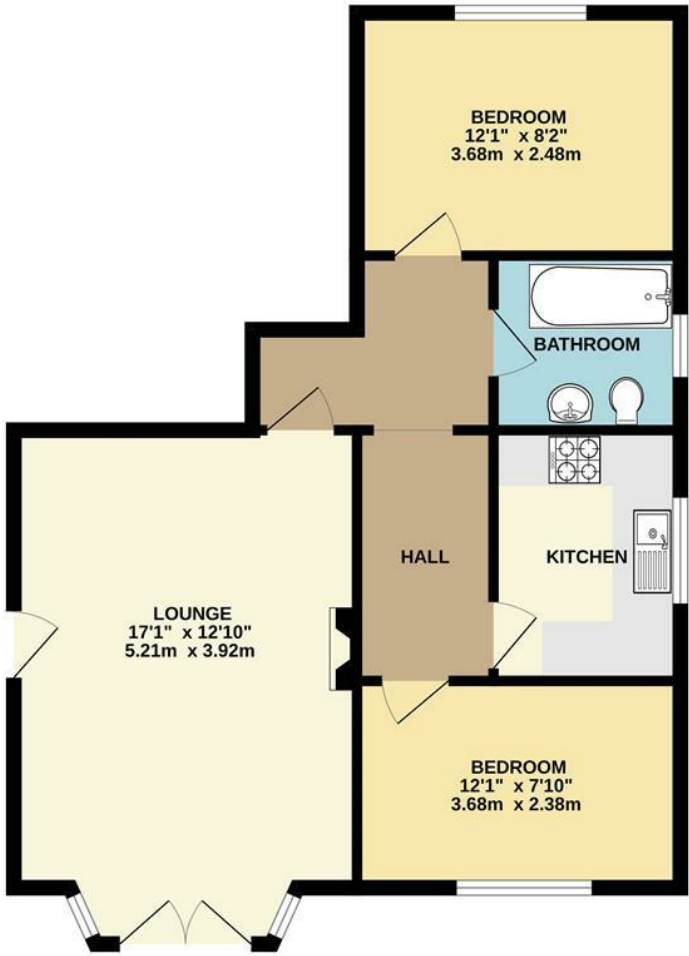
External

Communal parking to the front of the building.

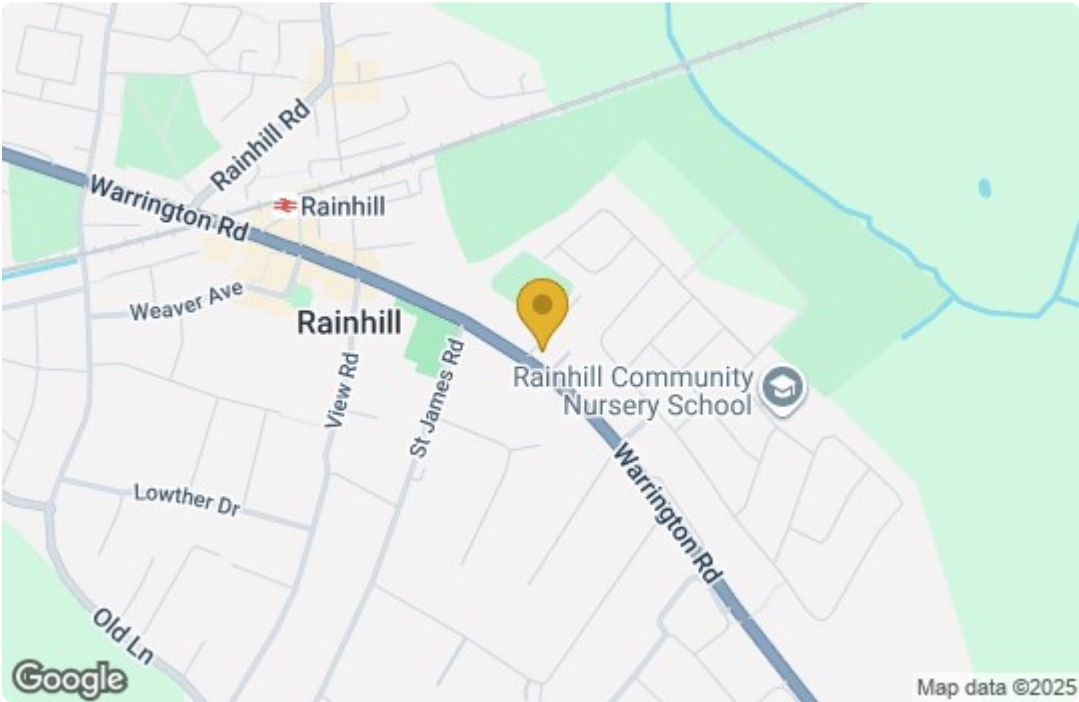




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC