



Apt 1, Mayfield Central Avenue, Prescot, L34 2AA

Asking Price £135,000





### Luxury Ground Floor Apartment in Sought-After Eccleston Park

Nestled in the prestigious Central Avenue, Eccleston Park, this stunning ground-floor, one-bedroom apartment offers an exceptional blend of elegance and convenience. Boasting level access, the property is perfect for those seeking a stylish, accessible home in a prime location.

Step inside to find a beautifully presented interior, beginning with a welcoming entrance hallway. The spacious open-plan living, dining, and kitchen area is flooded with natural light from striking corner windows overlooking the communal grounds. A generously sized double bedroom sits alongside a sleek contemporary bathroom, combining both comfort and style.

Accessed via a secure communal entrance showcasing charming period features, this apartment is part of an exclusive development with communal parking and landscaped grounds at the front. Its prime location offers excellent local amenities, superb transport links, and direct access to major motorways, making it ideal for professionals and investors alike.

Don't miss this rare opportunity to own a luxury apartment in one of Eccleston Park's most sought-after areas.

EPC: D | Council Tax Band: C | Leasehold (Vendor will own a share of the Freehold) | Service Charge: £650 per annum.

Contact us today to arrange your viewing!





STAPLETON  
DERBY



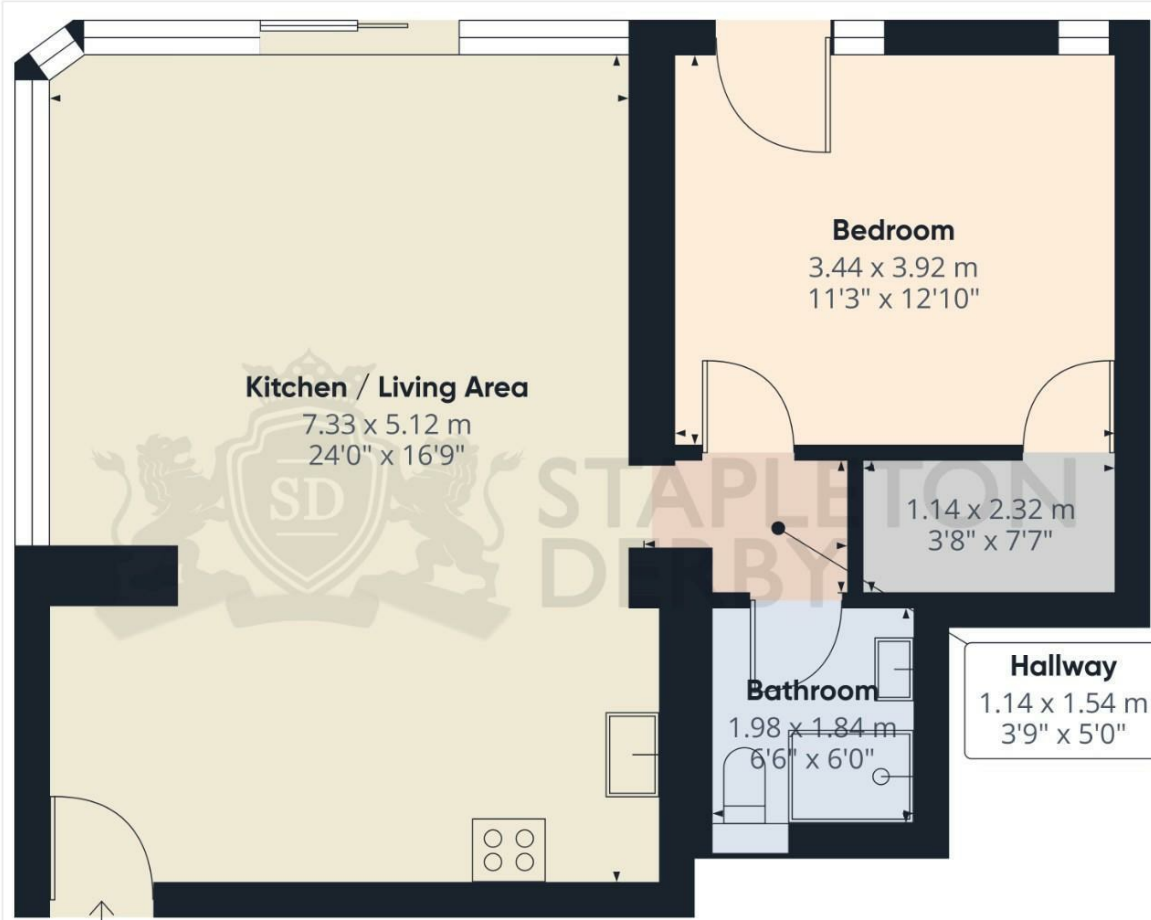






SALE  
DERBY

Stapleton Derby  
497 Warrington Road Rainhill, Merseyside, L35 0LR  
Tel: 0151 430 0717  
office@stapletonderby.co.uk  
www.stapletonderby.co.uk

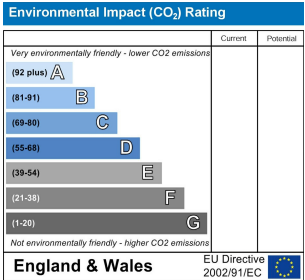
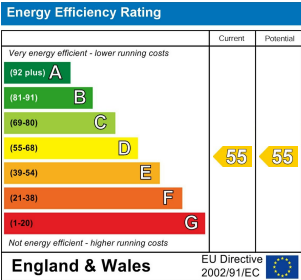


Approximate total area<sup>(1)</sup>  
61.3 m<sup>2</sup>  
659 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.