



68 Lincoln Way, Prescot, L35 6PJ  
Asking Price £126,000



Presenting a top-floor, two-bedroom apartment located in the highly desirable Rainhill area, offering comfortable and contemporary living.

Upon arrival, you'll find an intercom system for secure entry. As you enter the building, a staircase leads up to the second floor. Inside the modern apartment, there's an entrance hall, a generously sized lounge, a modern kitchen, two bedrooms featuring views of the communal gardens, a bathroom, and a practical utility/storage room. New boiler installed only 2 years ago.

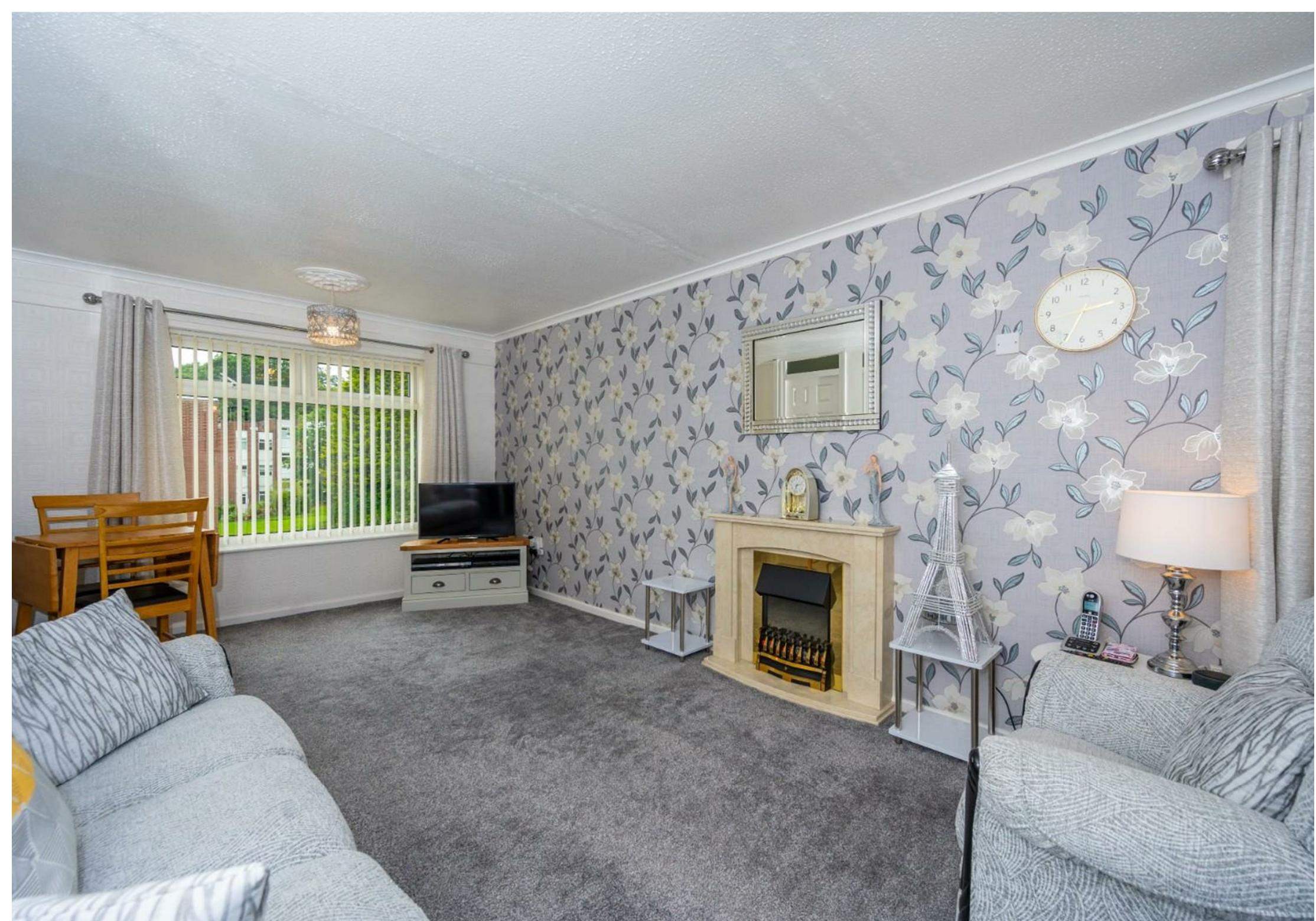
The communal areas, including the stairs and hallway/lobby, are well-maintained, and outside, you'll discover communal gardens. Additionally, there is on-road parking to the front and a communal area to the rear perfect for a washing line and outdoor seating.

Ground rent is a nominal £10 per year, and the service charge is £102.04 per month.

Ready to move into, viewing is essential.

EPC C









## Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



### Ground Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### 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.