



# STAPLETON DERBY



## 65 Parklands

Rainford, St. Helens, WA11 8HY

Asking Price £117,000

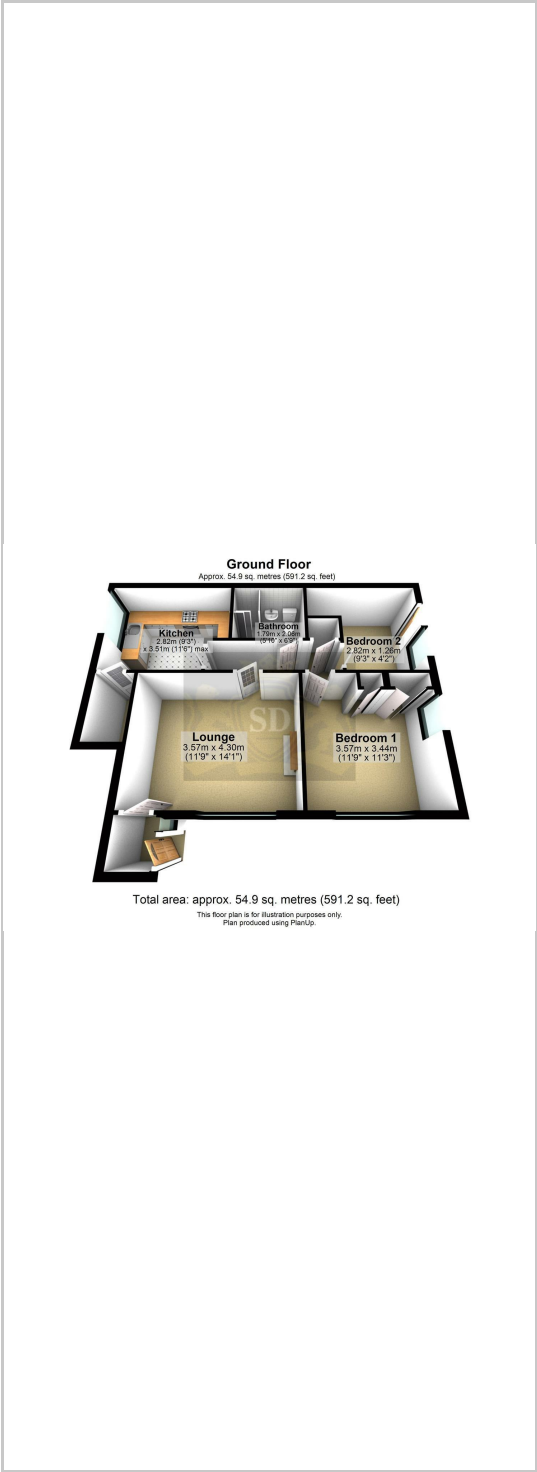


\*\*\*\* OPEN DAY 12TH JANUARY 2024 - 12PM - 1PM \*\*\*\*

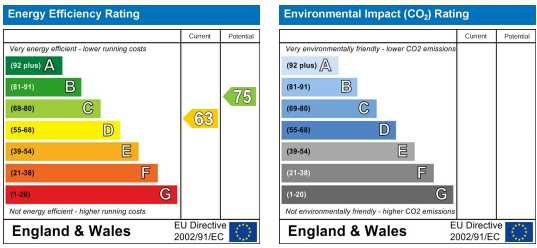
A RARE OPPORTUNITY to purchase a ground floor two bedroom apartment located on the very desirable Parklands Development, for the over 55's and situated on a corner plot, within walking distance of Rainford village with all its amenities. The property briefly comprises of: entrance hall, lounge, kitchen, family bathroom and two bedrooms. This warden serviced apartment benefits from communal gardens, laundry, parking and residents lounge and is offered with NO ONWARD CHAIN.



# Floor Plans



# Energy Efficiency Graph



**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.