



64 Lincoln Way, Prescot, L35 6PJ

£110,000



**STAPLETON  
DERBY**



Presenting a first-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 first floor. Inside the apartment, there's an entrance hall, a generously sized lounge, a modern kitchen with some new appliances, two bedrooms featuring views of the communal gardens, a bathroom, and a practical utility/storage room.

The communal areas, including the stairs and hallway/lobby, are well-maintained, and outside, you'll discover communal gardens. Additionally, there is private space at the rear, perfect for a washing line and outdoor seating.

Ground rent is a nominal £10 per year, and the service charge is £50.00 per month. This property is available with NO CHAIN, making it a hassle-free opportunity.











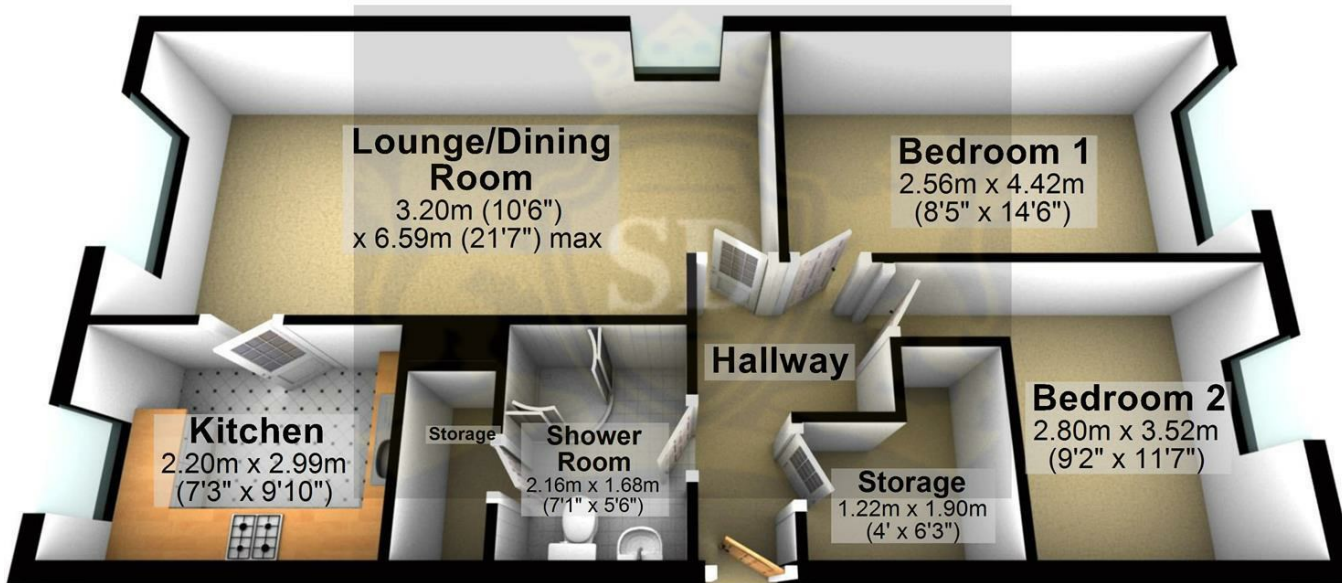




**Stapleton Derby**  
 497 Warrington Road Rainhill, Merseyside, L35 0LR  
 Tel: 0151 430 0717  
 office@stapletonderby.co.uk  
 www.stapletonderby.co.uk



### First Floor



This floor plan is for illustration purposes only.  
 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.