



# STAPLETON DERBY



Parklands, St. Helens, WA11 8HY

£120,000



FURTHER REDUCTION OF £15,000 TO GO TOWARDS A LEASE EXTENSION, MAKING AN ASKING PRICE OF £105,000!!!

A rare opportunity to purchase a first 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.

Briefly comprises entrance porch, stairs up to the first floor, lounge, modern kitchen, hall with storage cupboard, master double bedroom, further bedroom/dining/sitting room and brand new bathroom.

This warden serviced apartment benefits from communal gardens, laundry, parking and residents lounge and is offered with NO ONWARD CHAIN.

- LEASEHOLD
- COUNCIL TAX B
- TWO BEDROOMS
- LOUNGE
- COMMUNAL GARDENS
- EPC D
- FIRST FLOOR APARTMENT
- WET ROOM
- OFF ROAD PARKING
- NO CHAIN



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD  
Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)