



12 Lee Close, Prescot, L35 0QT

Asking Price £115,000



**STAPLETON  
DERBY**



Stapleton Derby proudly introduces this exquisite two-bedroom apartment on the first floor, complete with parking and garage, situated in the sought-after Rainhill neighborhood, promising a blend of comfort and contemporary living.

Upon entering the premises, a staircase ascends to the first floor. Inside the apartment, you'll find an inviting entrance hall, a spacious lounge/dining area, a modern kitchen, two ample bedrooms offering picturesque views of the communal gardens, and a family bathroom. Outside, the apartment boasts parking and a garage. Meticulously decorated to a high standard, the apartment has recently undergone the installation of a top-of-the-line boiler, ensuring optimum comfort.

The property is leasehold with 82yrs remaining; there is an option to extend this to 999yrs for approx £458+VAT; this can be arrange during the purchase. Service charge £250pcm.















**Stapleton Derby**  
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**Ground Floor**  
 Approx. 53.8 sq. metres (579.4 sq. feet)



Total area: approx. 53.8 sq. metres (579.4 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.



NEIL ISHERWOOD  
 PROPERTY PHOTOGRAPHY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>44</b>	<b>68</b>
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.