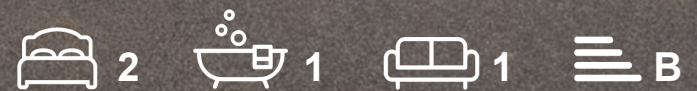




25 Whitestone Court Shaw Lane
, Prescot, L35 5AT
Asking Price £105,000



25 Whitestone Court Shaw Lane, Prescot, L35 5AT

INVESTMENT, CAN BE SOLD WITH TENANTS IN SITU

Stapleton Derby is delighted to present this charming two-bedroom apartment, offering exclusive gated access and conveniently situated within walking distance of Whiston Hospital. This residence is part of an esteemed residential development, offering a distinctive investment prospect.

The apartment features a communal entrance stairwell, welcoming entrance hallway, a spacious kitchen/dining/living area with a delightful Juliette balcony, two bedrooms including one with an en suite and Juliette balcony, as well as a family bathroom. Outside, residents enjoy gated access leading to private parking and well-maintained grounds.

Current rent £600pcm - £700pcm (reviewable).
 Current yeild 6.72% ROI, potential yeild - Strong 7.8% ROI
 Tenure: Leasehold - EPC - B
 Council Tax Band A - Making these attractive to tenants seeking lower tax rates.
 Monthly Maintenance charge - £85

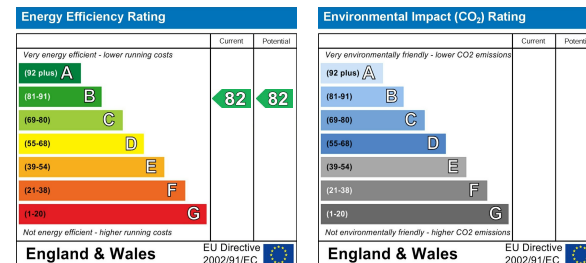
There are seven modern apartments available across two blocks with the added advantage of sitting tenants, all of whom are professionals based in the nearby Whiston Hospital.



Floor Plan



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.