



26 Whitestone Court Shaw Lane, Prescot, L35 5AT

By Auction £90,000



**STAPLETON  
DERBY**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000  
\*\*\*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 yield 6.72% ROI, potential yield - 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.

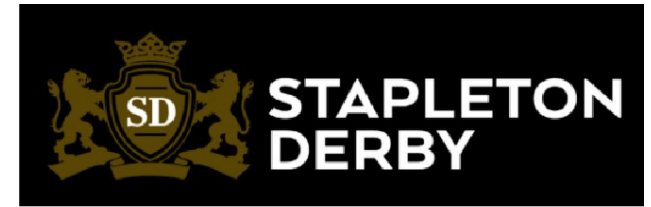








**Stapleton Derby**  
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Total area: approx. 58.1 sq. metres (625.7 sq. feet)

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) 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		79	79
	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.