



Apartment 2, Rann Lea Mill Lane, Prescot, L35 6NH

Asking Price £325,000



**STAPLETON
DERBY**

Stapleton Derby is delighted to present Rann Lea, situated on Mill Lane in Rainhill. Originally known as Beaconsfield and built in 1862, this historic building is one of several grand stone mansions that housed wealthy industrialists in the 19th century. This stunning property offers well-presented and proportioned apartments.

Flat 2, located on the first floor, features an entrance hallway, living room, kitchen, dining room, two spacious bedrooms, and a third bedroom on a mezzanine floor off the dining room. The property also boasts lush private grounds and parking.

LEASEHOLD, with no current charges - EPC D (NEW ONE ORDERED) - COUNCIL TAX BAND D

Additional costs - the residents from the building share the Buildings Insurance costs. This is approx. £500 per property per year and any additional maintenance









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Total area: approx. 126.2 sq. metres (1358.6 sq. feet)

This floor plan was created by Neil Sherwood 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.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.