



**Rock House St. James Road**  
Rainhill, Prescot, L35 0PG  
**Offers In Excess Of £300,000**

 2  2  1  B

# Rock House St. James Road, Rainhill, Prescot, L35 0PG

\*\*\*LUXURY TWO-BEDROOM APARTMENT\*\*\*

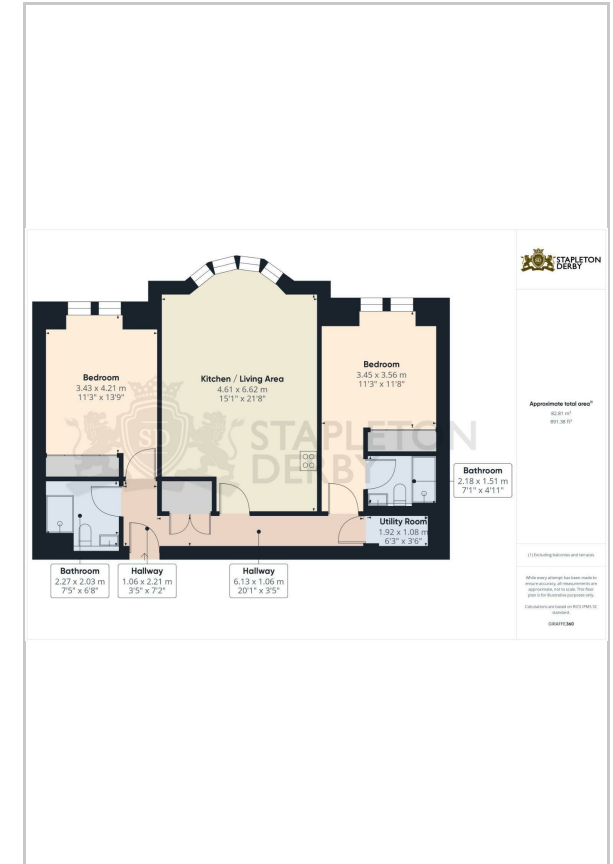
Stapleton Derby is proud to introduce this exceptional ground-floor, two-bedroom apartment located on St James Road, one of Rainhill's most desirable and exclusive roads. With its stylish design and refined finishes, such as underfloor heating and Neff integrated appliances, this property is perfect for buyers seeking comfort and modern-living.

The apartment boasts a spacious hallway, a sleek and modern bathroom, two generously sized bedrooms (including a master with its own en-suite), and an open-plan kitchen, dining, and living area designed for contemporary living. Externally, the development is equipped with extensive security measures, including secure parking, a high-tech alarm system, and CCTV coverage, ensuring residents' peace of mind. There is a £100 per month service charge and one allocated parking space. The property is currently leasehold, but ongoing legal discussions are in progress to transition it to freehold.

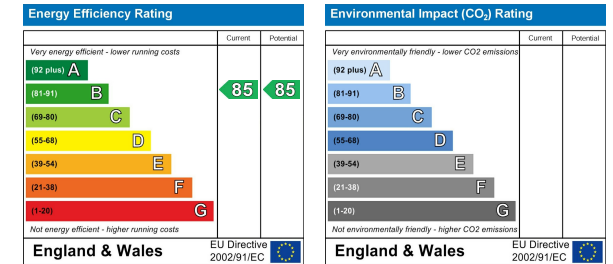
This is a rare opportunity to own a home of this calibre—schedule a viewing today to avoid missing out! Viewing is strongly advised to fully appreciate everything it has to offer.



## 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.