

LEASEHOLD



Apartment - Purpose Built

# 31 PENDLETON COURT SPEAKMAN WAY, PRESCOT, L34 5NB

Asking Price  
**£90,000**

## FEATURES

- A lovely two bedroom ground floor apartment
- Within walking distance to Prescot retail park and Prescot station
- Entrance hall, lounge/kitchen with built in appliances
- Two good sized bedrooms
- Family bathroom with a white three piece suite
- Communal gardens with lawns and shrubs
- Allocated parking bay
- Offered with No Onward Chain



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BROOKS  
ESTATE AND LETTING AGENTS LTD

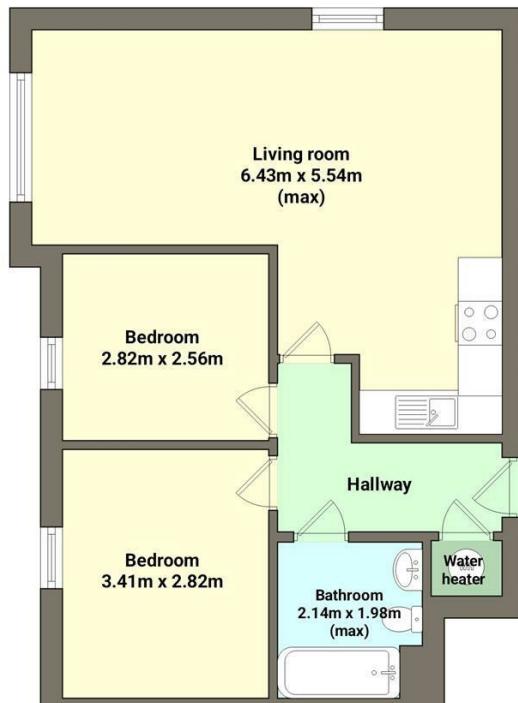
# 2 Bedroom Apartment - Purpose Built located in Prescot

Nestled in the desirable area of Speakman Way, Prescot, this charming two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, landlords, or those looking to downsize. Built in 2011, this purpose-built property spans an impressive 678 square feet, offering a modern and comfortable living space.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge and kitchen area. The kitchen is equipped with built-in appliances and features contemporary units, making it a delightful space for cooking and entertaining. The apartment boasts two well-proportioned bedrooms, perfect for relaxation, alongside a family bathroom fitted with a stylish white three-piece suite.

Convenience is key, as this property is ideally located within walking distance of Prescot Retail Park, Prescot train station, and various bus routes, providing excellent transport links to the surrounding areas. Additionally, easy access to motorway links ensures that commuting is a breeze.

The apartment also benefits from a designated parking bay, an intercom system for added security, and access to communal gardens, offering a pleasant outdoor space to enjoy.



Total Floor  
Area: 52.13 m<sup>2</sup>

Call us on

**0151 329 3313**

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**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

