



LEASEHOLD

Apartment

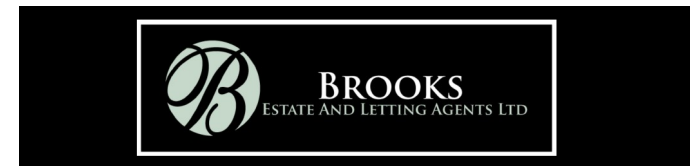
31 STEWARD COURT, PRESCOT, MERSEYSIDE, L35 5HE

Guide Price

£80,000

FEATURES

- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
- Entrance hall, lounge/dining room
- Close to shops and local schools
- Communal gardens and parking area
- First floor apartment
- Two bedroom apartment close to Whiston Hospital
- Fitted kitchen with integrated appliances
- Modern family bathroom with three piece suite
- Spacious rooms
- Cash Buyers Only



2 Bedroom Apartment located in Prescot

Welcome to this spacious two-bedroom apartment located on the second floor of Steward Court in Prescot, Merseyside. This post-war property presents an excellent opportunity for both first-time buyers and investors alike.

As you enter the apartment, you are greeted by a welcoming entrance hall equipped with an intercom system for added security and convenience. The heart of the home is a modern fitted kitchen, complete with integrated appliances, making it perfect for those who enjoy cooking and entertaining. The large lounge and dining room provide ample space for relaxation and social gatherings, ensuring a comfortable living experience.

The apartment features two generously sized double bedrooms, ideal for families or those needing extra space for guests or a home office. The family bathroom is stylishly designed with a modern white suite, offering a fresh and clean aesthetic.

Residents will appreciate the communal gardens, providing a pleasant outdoor space to unwind. Additionally, the property includes parking for one vehicle, a valuable asset in this area.

Situated within walking distance to Whiston Hospital, as well as good local schools and transport routes, this apartment is perfectly positioned for convenience and accessibility. With an EPC grade of C, it also offers energy efficiency, making it a sensible choice for modern living.

This property is not to be missed, offering a blend of comfort, style, and practicality in a desirable location.

Entrance Hallway

Intercom system. Doors to all rooms. Ceramic tiled flooring

Lounge/Dining Room

21'6 x 10'3

Two UPVC double glazed windows. Two central heating radiators. Wall mounted electric fire. Coved ceiling. Inset ceiling spotlights.

Kitchen

9'8 x 7'2

UPVC double glazed window. Fitted with a range of black gloss wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven, extractor hood, washing machine and fridge. Tiled splashbacks.

Bedroom One

14'6 x 8'3

UPVC double glazed window. Central heating radiator.

Bedroom Two

9'2 x 8'3

UPVC double glazed window. Built in wardrobes. Central heating radiator.

Bathroom

Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Built in shelving unit. Tiled walls with inset tiled border. Xpelair fan.

External

Communal gardens and parking spaces

AGENTS NOTES

Please note the property is leasehold. The length of the lease is 150 years from 29th August 2003 (the seller has extended the lease, details available). The service charge/ground rent is £34.54 per month

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be





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within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



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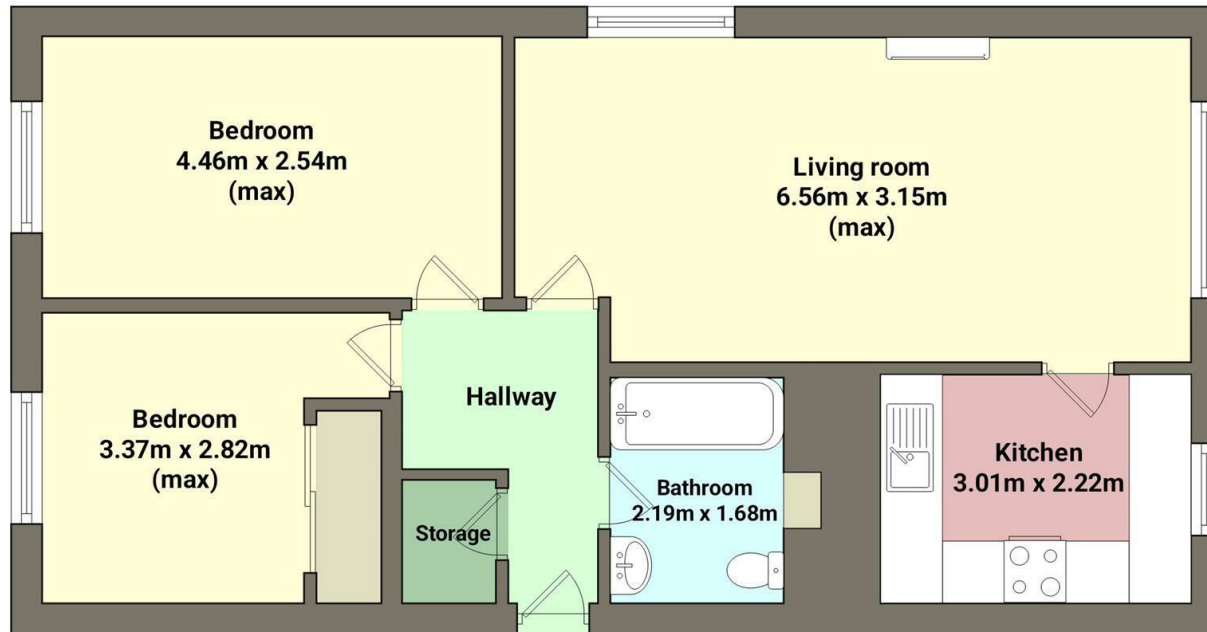
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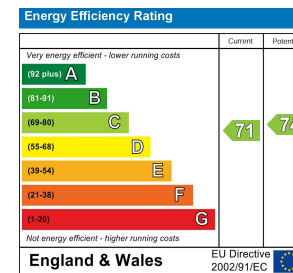
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Council Tax Band

A



Total Floor Area: 56.14 m²



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.

