



Apartment

**11 GARTH MILL  
HIGH STREET,  
PRESCOT,  
MERSEYSIDE, L34  
6HE**

PCM

**£750 PCM**

#### FEATURES

- No Parking
- First Floor Spacious Flat
- Close to local shops and amenities
- Three piece white bathroom
- Modern fitted kitchen/breakfast room
- Gas central heating and double glazing
- EPC grade B



# 2 Bedroom Apartment located in Prescot

## FIRST FLOOR FLAT

### Entrance Hall

Entrance door, single panel central heating radiator, storage cupboard with hanging space, cupboard housing electric meter, three ceiling light points and oak laminate flooring.

### Lounge

18'4" x 11'6"

Double glazed window to side elevation, double panel central heating radiator, television point, oak laminate flooring and ceiling light point.

### Kitchen/Breakfast Room

11'0" x 8'1"

Double glazed window to rear elevation, single panel central heating radiator, fitted with a range of shaker style wall and base units, granite effect roll edge work surfaces incorporating a single stainless steel sink unit and mixer tap, four ring brushed stainless gas hob with brushed stainless steel splash back, fitted oven and grill, integral fridge freezer, automatic washing machine, integral wall mounted gas central heating boiler, oak laminate flooring and ceiling light point.

### Bathroom

7'1" x 7'1"

Panelled bath with chrome mixer taps and shower attachment, concealed unit push button flush low level W.C, semi pedestal wash hand basin with chrome mixer taps, chrome heated towel radiator, shaver point, tiled splash backs, ceramic tiled floor and ceiling light point.

### Bedroom One

13'0" x 8'9"

Double glazed window to front elevation, single panel central heating radiator oak laminate flooring and ceiling light point.

### Bedroom Two

0'0" x 0'0"

Double glazed window to front elevation, single panel central heating radiator oak laminate flooring and ceiling light point.



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Call us on

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Council Tax Band

**A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

