

## 2 Bedroom Apartment for Sale - £82,500

City Views, Preston, Lancashire, PR1 3QE



### KEY FEATURES:

- SUPERB TWO BEDROOM FIRST FLOOR APARTMENT • IN THE HEART OF PRESTON CITY CENTRE • WALKING DISTANCE TO ALL LOCAL AMENITIES • MODERN OPEN PLAN LIVING SPACE & KITCHEN • TWO GOOD SIZE DOUBLE BEDROOMS • MODERN FITTED THREE PIECE BATHROOM SUITE • PRIVATE GROUNDS WITH ELECTRONIC GATES • MAINTAINED COMMUNAL GARDENS & PARKING

## Description

\*\*\* BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT BOASTING SPACIOUS & MODERN LIVING ACCOMMODATION POSITIONED WITHIN PRIVATE GROUNDS IN A MUCH SOUGHT AFTER CENTRAL LOCATION OF PRESTON \*\*\* Leftmove Estate Agents are delighted to bring to the market this beautifully presented two bedroom first floor apartment positioned within private grounds in a much sought after central location of Preston. Positioned within walking distance of Preston City Centre with it's vibrant bars and restaurants and easy access to all town centre amenities and travel links, this ideally positioned property boasts spacious and modern living accommodation which on internal inspection briefly comprises of a welcoming entrance hallway, spacious open plan living space with a modern fitted kitchen and Juliette balcony, two good size double bedrooms and a modern fitted three piece bathroom suite. Externally the property sits within private communal grounds accessed via electronic gates with residential parking available. Viewing comes highly recommended to fully appreciate. SOLD WITH TENANTS IN SITU!

## First Floor

**Entrance Hallway - 15' 10" x 3' 11" (4.84m x 1.2m)** Entrance via hardwood door. Carpeted throughout. Pendant light fitting. Smoke alarm. Wall mounted storage heater.

**Open Plan Living Space & Kitchen - 22' 11" x 20' 11" (7m x 6.4m)** Two UPVC double glazed windows to the front elevation. UPVC double glazed door with Juliette balcony to the rear elevation. The kitchen area features a range of eye and base level units with contrasting work surfaces and tiled elevations. Stainless steel sink and drainer unit. Integrated electric oven with four ring electric hob and overhead extractor canopy. Space for a freestanding fridge freezer. Plumbed for a washing machine. Carpeted throughout with tile effect vinyl floor covering to the kitchen area. Two pendant light fittings and one ceiling spotlight fitting. Two wall mounted storage heaters. TV aerial point. Telephone point.

**Bedroom One - 10' 7" x 6' 6" (3.23m x 2m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Wall mounted electric heater.

**Bedroom Two - 10' 4" x 7' 5" (3.16m x 2.28m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Wall mounted electric heater.

**Bathroom - 9' 3" x 6' 5" (2.83m x 1.98m)** UPVC double glazed window to the front elevation. Features a three piece suite in white comprising of a dual flush WC, pedestal hand wash basin and a panelled bath with overhead shower unit. Part tiled elevations. Vinyl floor covering throughout. Ceiling light fitting. Built in storage cupboard.

## Exterior

**External -** Externally the property sits in beautifully landscaped and well maintained communal grounds with private residential parking to the rear accessed via electronic key fob cast iron gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		81	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	75
England & Wales		EU Directive 2002/91/EC	

## Additional Information

Tenure:

We have been advised by the vendor that the property is Leasehold. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND A for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.*

