

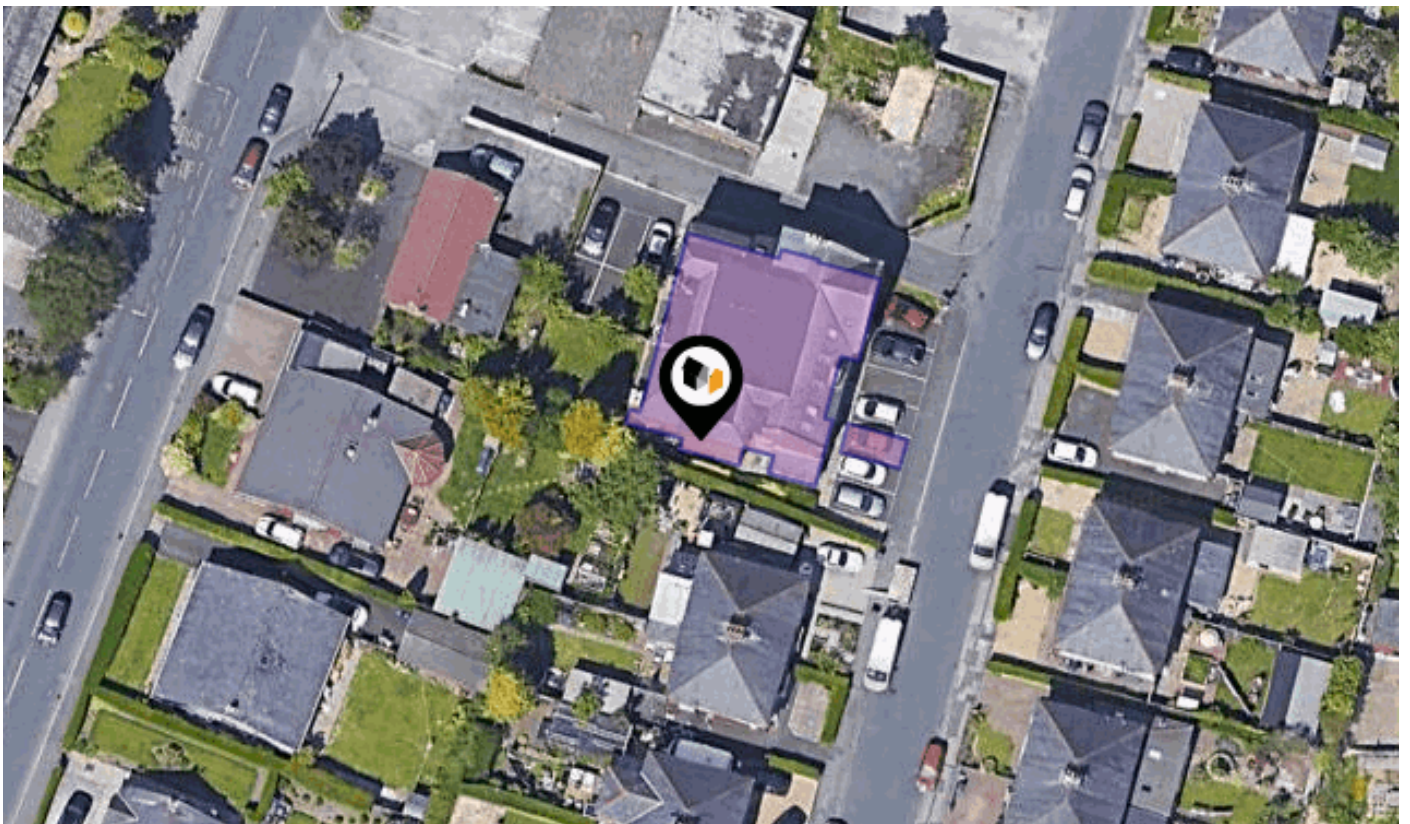


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17<sup>th</sup> February 2023



**WOODVILLE COURT, WOODVILLE ROAD, PENWORTHAM,  
PRESTON, PR1**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

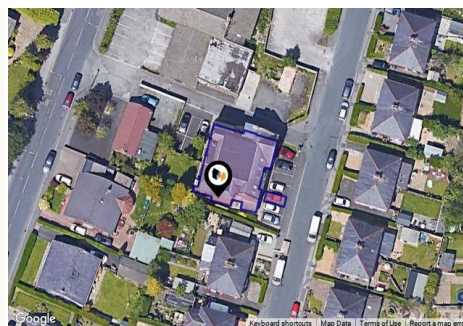
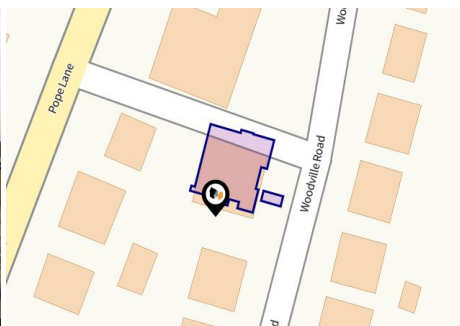
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

Roberts & Co are delighted to offer for sale this first floor, two bedroom apartment. Being well presented throughout, would make a good investment opportunity or ready to move into apartment. Briefly comprising; entrance hall, spacious living accommodation, fitted kitchen, two double bedrooms, and family bathroom. Externally, allocated parking and communal gardens. Situated close to the local amenities, reputable primary and secondary schools, transport links to the city centre and motorway networks. Viewing is highly recommended!



## Property

|                         |   |                                    |                                |
|-------------------------|---|------------------------------------|--------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold £/ft<sup>2</sup>:</b> | £221                           |
| <b>Bedrooms:</b>        | 2                                       | <b>Tenure:</b>                     | Leasehold                      |
| <b>Floor Area:</b>      | 624 ft <sup>2</sup> / 58 m <sup>2</sup> | <b>Start Date:</b>                 | 01/07/2006                     |
| <b>Plot Area:</b>       | 0.06 acres                              | <b>End Date:</b>                   | 01/07/2131                     |
| <b>Year Built :</b>     | 2003-2006                               | <b>Lease Term:</b>                 | 125 years from the 1 July 2006 |
| <b>Council Tax :</b>    | Band B                                  | <b>Term Remaining:</b>             | 108 years                      |
| <b>Annual Estimate:</b> | £1,605                                  |                                    |                                |
| <b>Title Number:</b>    | LAN64676                                |                                    |                                |
| <b>UPRN:</b>            | 10013243160                             |                                    |                                |

## Local Area

|                           |              |
|---------------------------|--------------|
| <b>Local Authority:</b>   | South Ribble |
| <b>Flood Risk:</b>        | Very Low     |
| <b>Conservation Area:</b> | No           |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>11</b><br>mb/s | <b>80</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

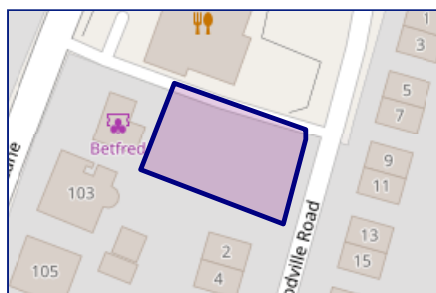
### Mobile Coverage: (based on calls indoors)

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |

### Satellite/Fibre TV Availability:

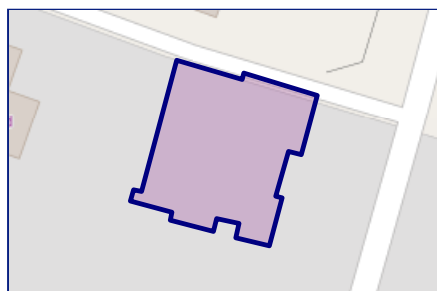
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### Freehold Title Plan



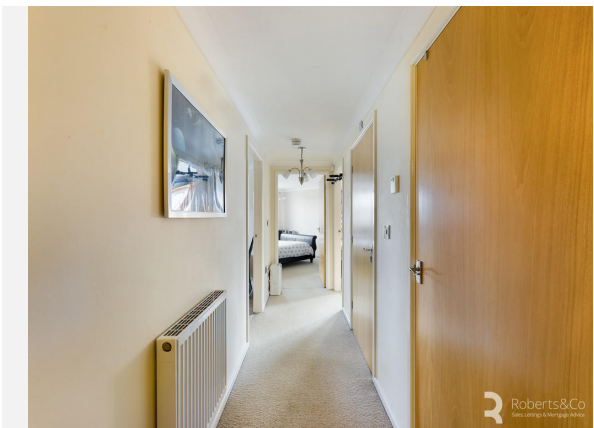
**LA956173**

### Leasehold Title Plan



**LAN64676**

Start Date: 01/07/2006  
End Date: 01/07/2131  
Lease Term: 125 years from the 1 July 2006  
Term Remaining: 108 years





**WOODVILLE COURT, WOODVILLE ROAD, PENWORTHAM,  
PRESTON, PR1**



Approximate total area<sup>(1)</sup>  
588.18 ft<sup>2</sup>  
54.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Property EPC - Certificate

Woodville Court, Woodville Road, PR1

Energy rating

# B

Valid until 20.09.2031

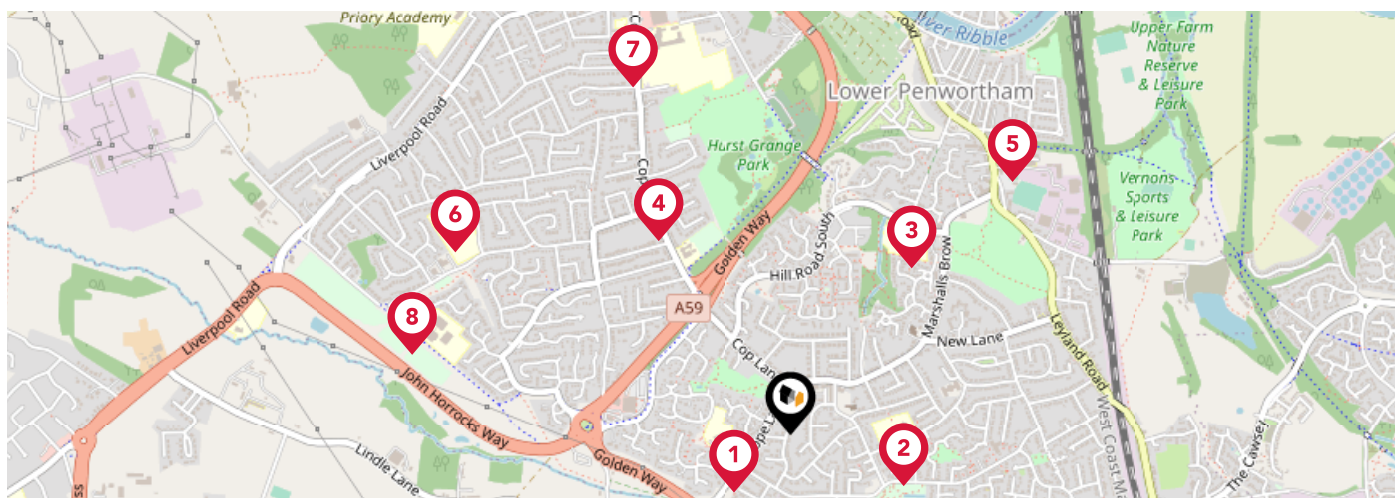
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81   B  | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Additional EPC Data

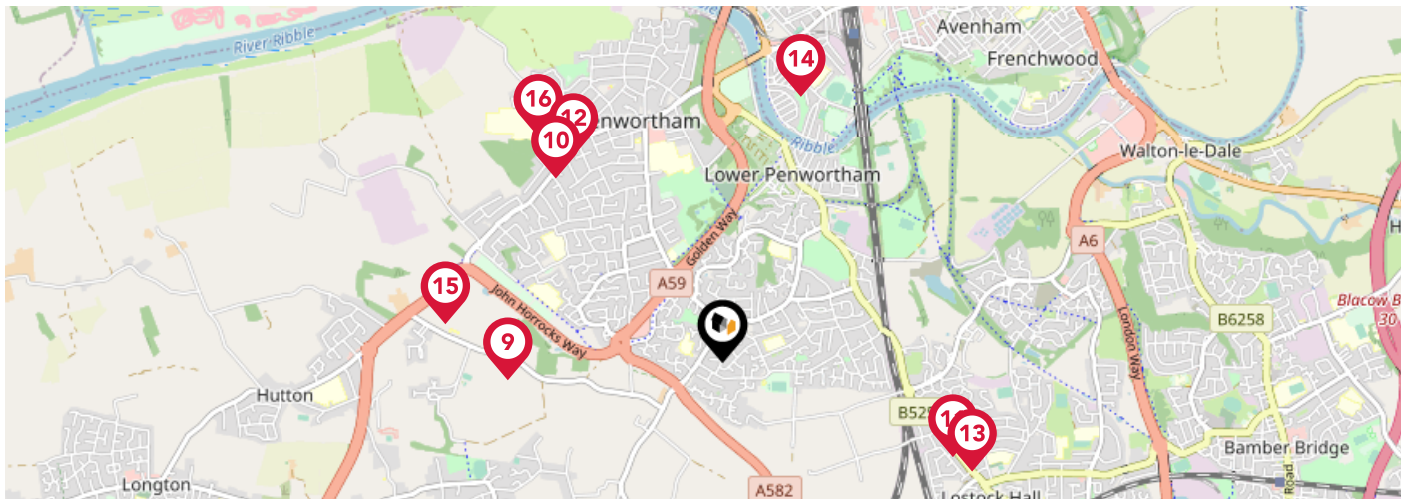
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | End-Terrace                                   |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Electricity (not community)                   |
| <b>Main Gas:</b>                    | No  |
| <b>Floor Level:</b>                 | 01  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | (another dwelling above)                      |
| <b>Main Heating:</b>                | Boiler and radiators, electric                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                  |
| <b>Hot Water Energy Efficiency:</b> | Poor  |
| <b>Lighting:</b>                    | Low energy lighting in 56% of fixed outlets   |
| <b>Floors:</b>                      | (another dwelling below)                      |
| <b>Total Floor Area:</b>            | 58 m <sup>2</sup>                             |

# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:0.18                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Kingsfold Primary School</b><br>Ofsted Rating: Good   Pupils: 120   Distance:0.27                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Penwortham Middleforth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.45      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 210   Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Mary Magdalen's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.74                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 391   Distance:0.84                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 769   Distance:0.84                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 900   Distance:0.85                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

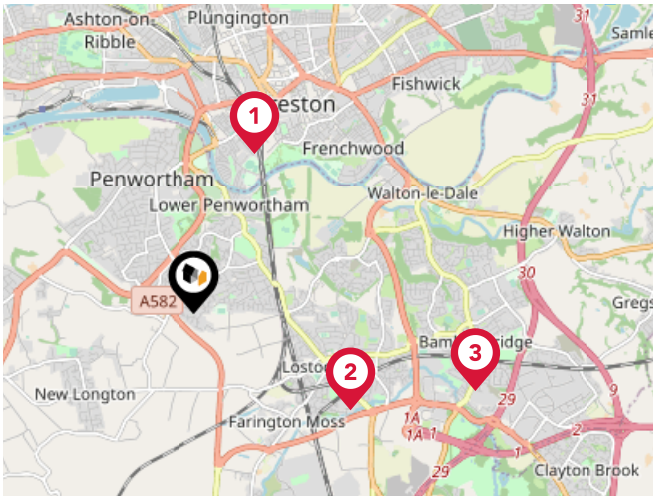
# Area Schools



|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 528   Distance:0.95                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 277   Distance:1.09                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lostock Hall Moor Hey School</b><br>Ofsted Rating: Good   Pupils: 110   Distance:1.09  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:1.12   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b><br>Ofsted Rating: Good   Pupils: 357   Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Stephen's CofE School</b><br>Ofsted Rating: Good   Pupils: 296   Distance:1.22  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:1.23                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 747   Distance:1.28   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

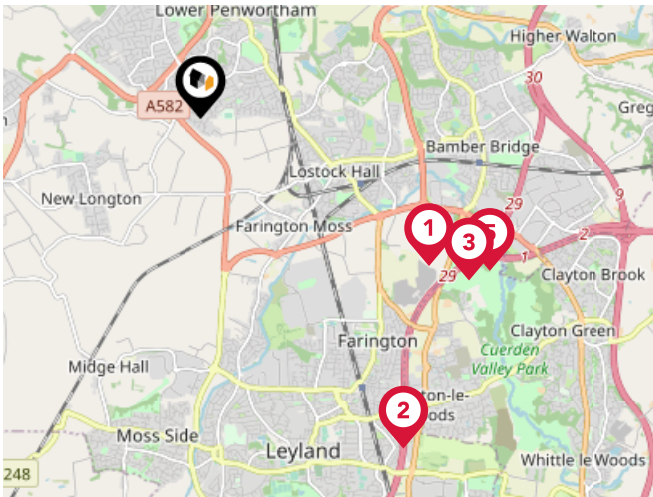
# Area

## Transport (National)



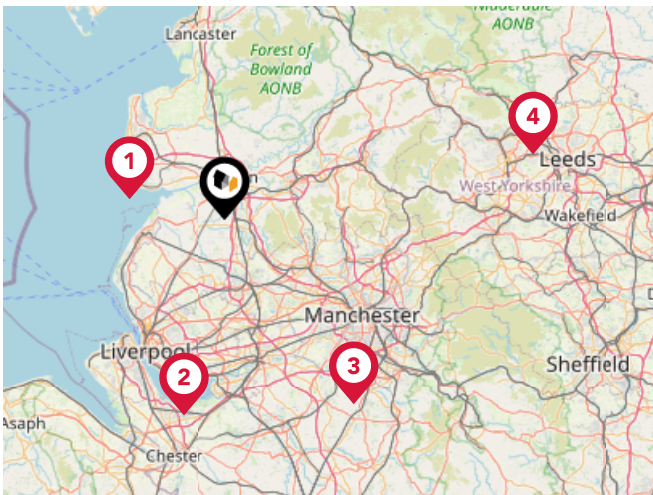
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Preston Rail Station       | 1.51 miles |
| 2   | Lostock Hall Rail Station  | 1.62 miles |
| 3   | Bamber Bridge Rail Station | 2.56 miles |



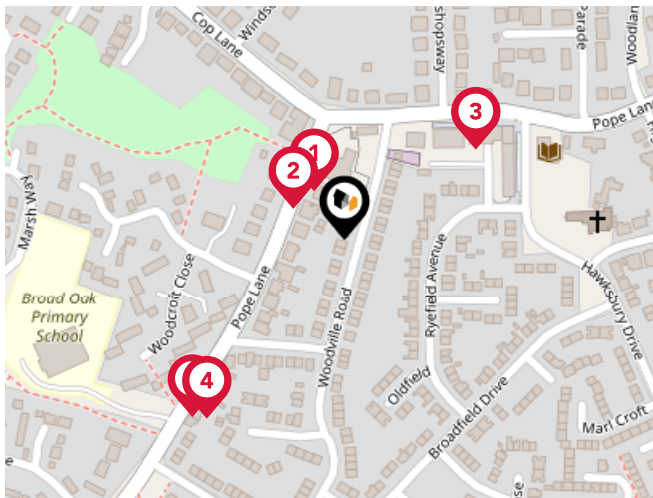
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J1A | 2.38 miles |
| 2   | M6 J28  | 3.39 miles |
| 3   | M65 J1  | 2.75 miles |
| 4   | M55 J1  | 4.46 miles |
| 5   | M6 J29  | 2.87 miles |



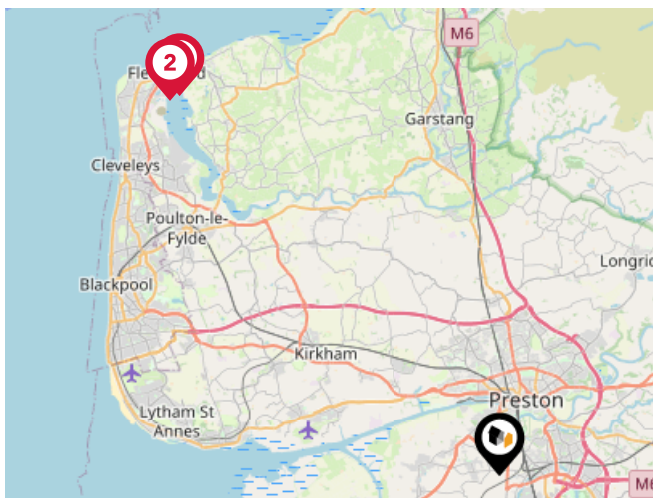
### Airports/Helipads

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Blackpool International Airport      | 13.42 miles |
| 2   | Liverpool John Lennon Airport        | 28.12 miles |
| 3   | Manchester Airport                   | 31.84 miles |
| 4   | Leeds Bradford International Airport | 44.3 miles  |



Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Plough Inn      | 0.03 miles |
| 2   | The Plough Inn  | 0.03 miles |
| 3   | Shops           | 0.09 miles |
| 4   | Kingsfold Drive | 0.12 miles |
| 5   | Kingsfold Drive | 0.13 miles |



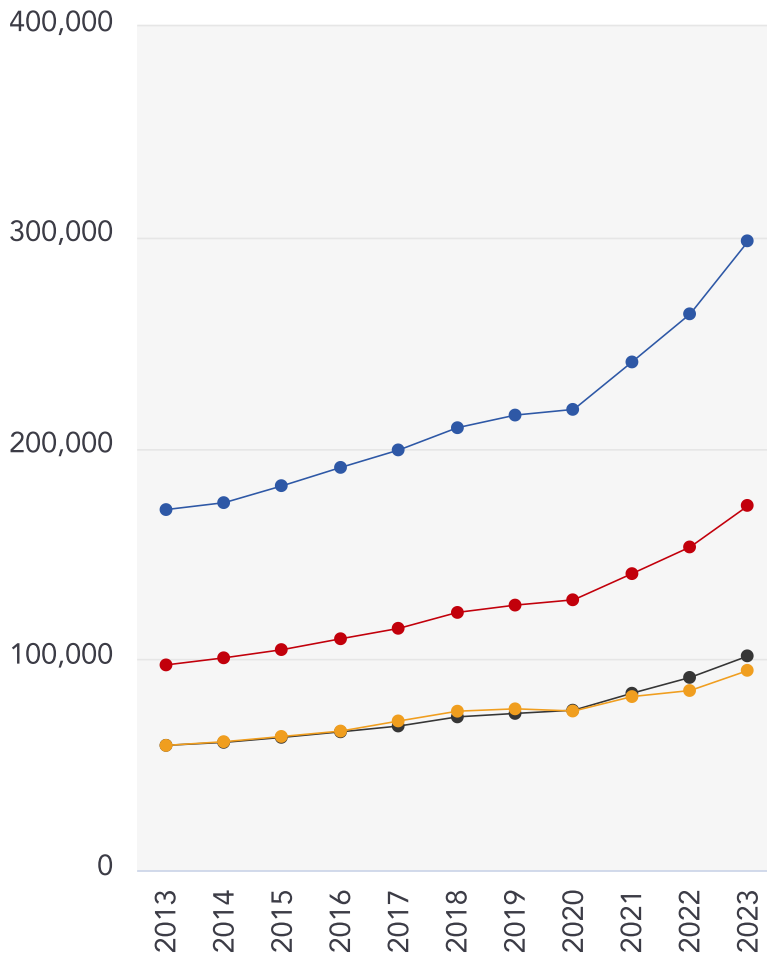
Ferry Terminals

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing       | 17.41 miles |
| 2   | Fleetwood for Ireland Ferry Terminal | 17.48 miles |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

**+74.52%**

Semi-Detached

**+77.69%**

Terraced

**+71.66%**

Flat

**+60.15%**



### Roberts & Co

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Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### Financial Services

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Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts\_and\_Co



/roberts\_and\_co\_sales\_lettings/



# Roberts & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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