



**Woodville Court**  
Woodville Road

- **Two Bedroom First Floor Apartment**
- **Great Location**
- **Well Presented Throughout**
- **Spacious Living Accommodation**

**For Sale £127,000 (Asking Price Of)**  
EPC Rating 'B'





**Roberts & Co**  
ESTATE AGENTS

## Property Description

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!

### ENTRANCE HALL

\* Alarm \* Video intercom for front door \* Entrance door \* 2 Ceiling lights \* Radiator \* Cupboard housing Economy 7 boiler \*

### OPEN PLAN LOUNGE/KITCHEN DINER

21' 1" x 14' 10" (6.43m x 4.52m) \* Lounge \* 2 UPVC double glazed windows \* Carpet flooring \* 2 Ceiling lights \* 2 Radiators \* Tv aerial \* Sonos speaker and controls \* Fibre or ADSL capable broadband \*





\* Kitchen \* Tiled flooring \* Ceiling spot lights \* Range of wall and base units with contrasting work tops \* Integrated electric hob \* Integrated electric oven \* Integrated washing machine and dryer \* Integrated fridge freezer \* Sonos speaker \* Extractor fan \*

#### BEDROOM ONE

10' 5" x 10' 3" (3.18m x 3.12m) \* UPVC double glazed windows \* Carpet flooring \* Ceiling light \* Radiator \* Sonos speaker \* TV point \*

#### BEDROOM TWO

9' 7" x 10' 1" (2.92m x 3.07m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Radiator \*



#### BATHROOM

7' 2" x 7' 1" (2.18m x 2.16m) \* Wash hand basin \* WC \* Corner bath with over head shower \* Ceiling spot lights \* Extractor \* Tiled flooring \* Partially tiled walls \* Sonos speaker \*

#### OUTSIDE

\* 1 Allocated parking space \*

We are informed this is a leasehold property this will require legal verification.

- Tenure leasehold
  - Length of lease 110 (years remaining)
  - Annual ground rent amount (£)165.00
  - Ground rent review period (year/month)
  - Annual service charge amount (£)400.00
- includes building insurance, communal rates
- Service charge review period (year/month)
  - Council tax band B(England, Wales and Scotland)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

rightmove 

Zoopla  
zoopla.co.uk

 OnTheMarket.com



Address: Apartment 7, Woodville Court, Woodville Road, PRESTON,...  
RRN: 0300-2089-2010-2729-5951

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

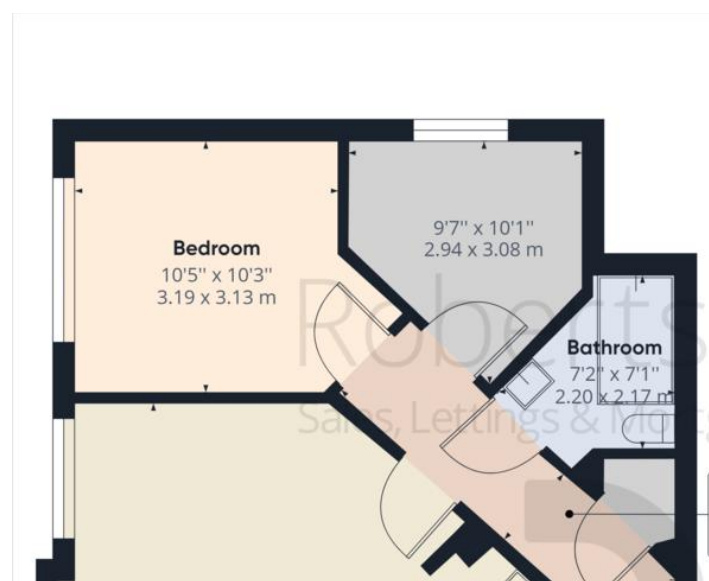
(81 - 91) B

(69 - 80) C

(55 - 68) D

81

82



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Agents Note: Whilst every care has been taken to prepare these sales 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