

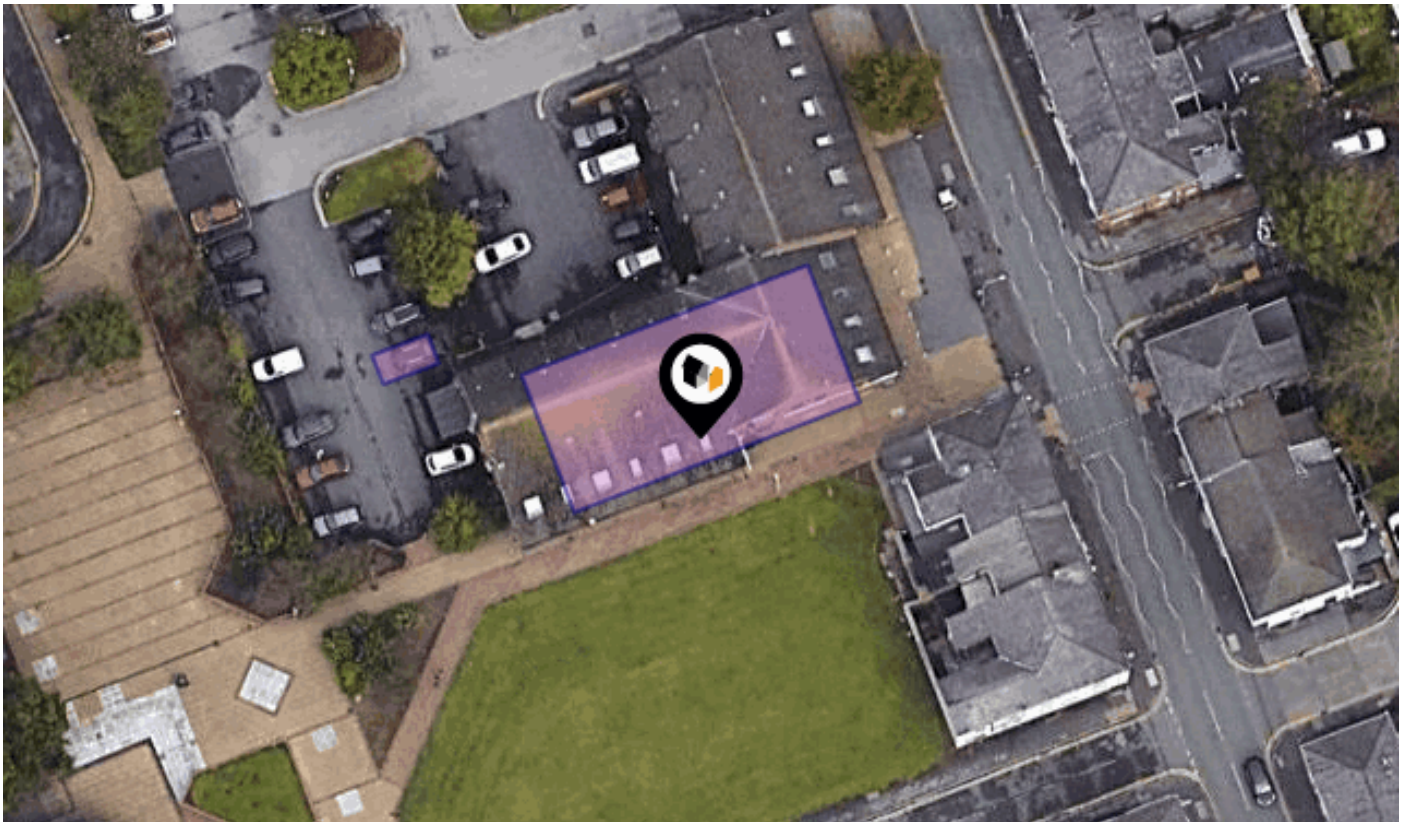


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th March 2024



HAVELOCK COURT, PLUNGINGTON ROAD, 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

This spacious first-floor flat presents an enticing investment prospect in a highly desirable locale. Nestled within a small development adjacent to Plungington Road, it grants effortless access to amenities, UCLAN, and the city centre.

Discover abundant space throughout, highlighted by a generously proportioned living room ideal for unwinding and hosting guests.

Designed with practicality in mind, the property boasts a well-appointed kitchen complete with ample space and plumbing for a washing machine, catering to everyday convenience.

A designated office area, currently in use, offers versatility for remote work or additional storage requirements.

Both bedrooms provide cozy living quarters bathed in natural light streaming through Velux windows.

Essential amenities are provided by the three-piece bathroom.

Conveniently positioned off the hallway, two storage cupboards afford ample room for tidily organizing belongings.

Exclusive parking spaces reserved for residents ensure stress-free parking in this coveted location.

Perfectly suited for investors or those embarking on their homeownership journey.

Whether you're seeking a promising investment venture or a starter home, this property checks all the boxes. Its prime location, spacious design, and nearby amenities render it an appealing choice for discerning buyers.



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£111
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	807 ft ² / 75 m ²	Start Date:	14/08/1986
Plot Area:	0.07 acres	End Date:	01/04/2111
Year Built :	1983-1990	Lease Term:	125 years from 1 April 1986
Council Tax :	Band A	Term Remaining:	87 years
Annual Estimate:	£1,448		
Title Number:	LA537641		
UPRN:	100012404027		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

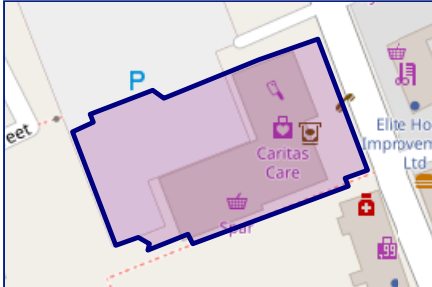
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

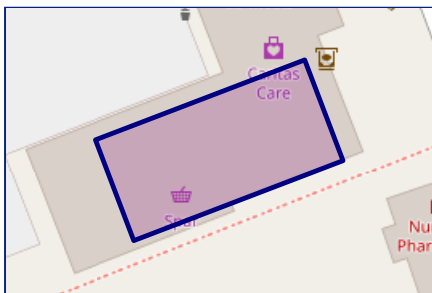


Freehold Title Plan



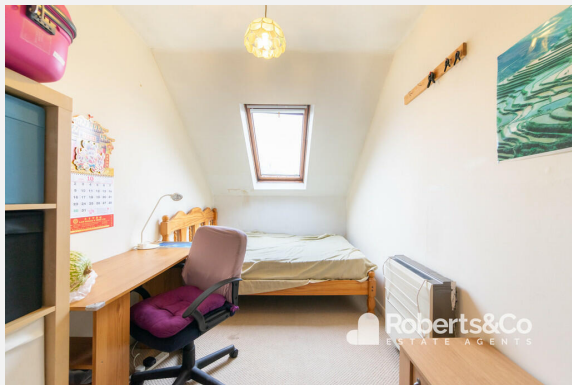
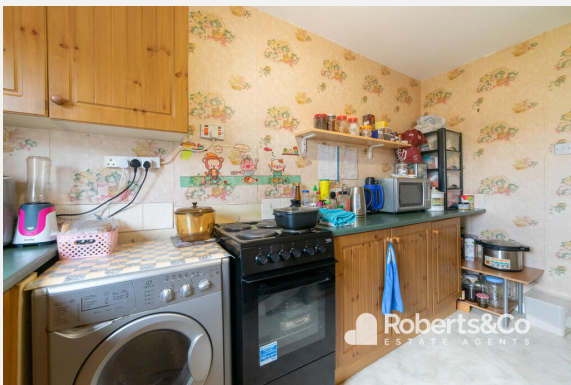
LA529953

Leasehold Title Plan



LA537641

Start Date: 14/08/1986
End Date: 01/04/2111
Lease Term: 125 years from 1 April 1986
Term Remaining: 87 years



HAVELOCK COURT, PLUNGINGTON ROAD, PRESTON, PR1



Property EPC - Certificate

Havelock Court, Plungington Road, PR1

Energy rating

E

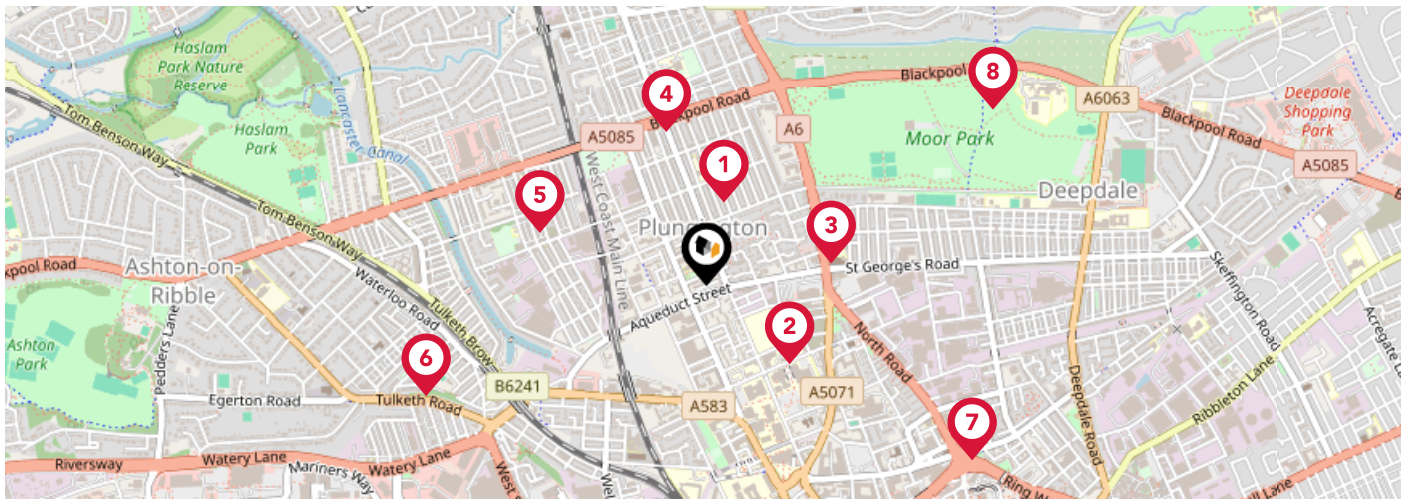
Valid until 30.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

Additional EPC Data

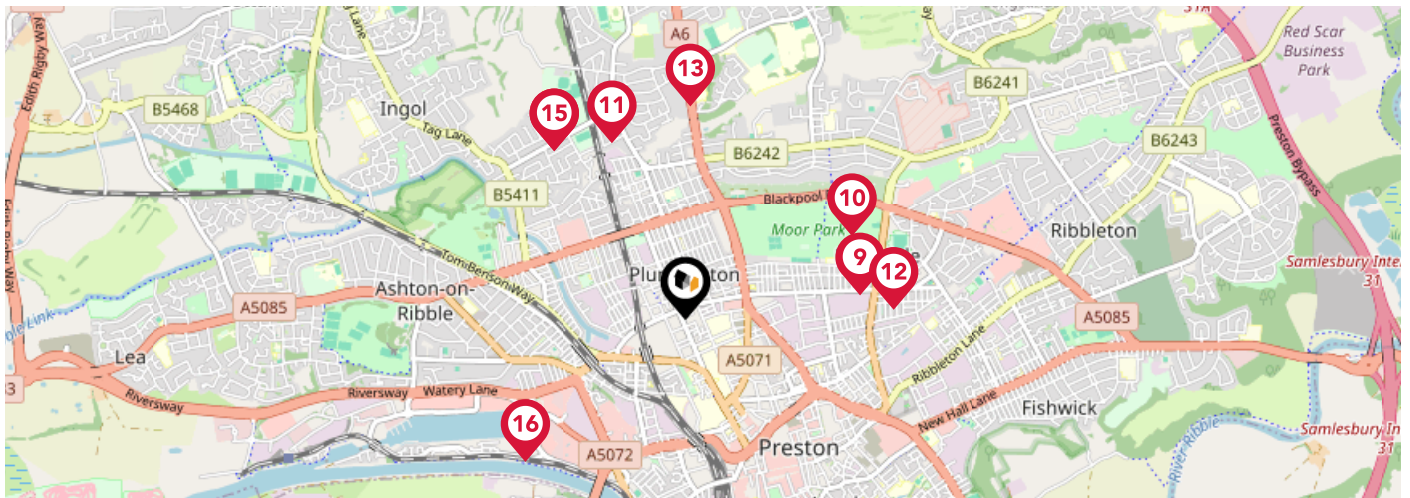
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	75 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 177 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorns Primary School Ofsted Rating: Good Pupils: 74 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

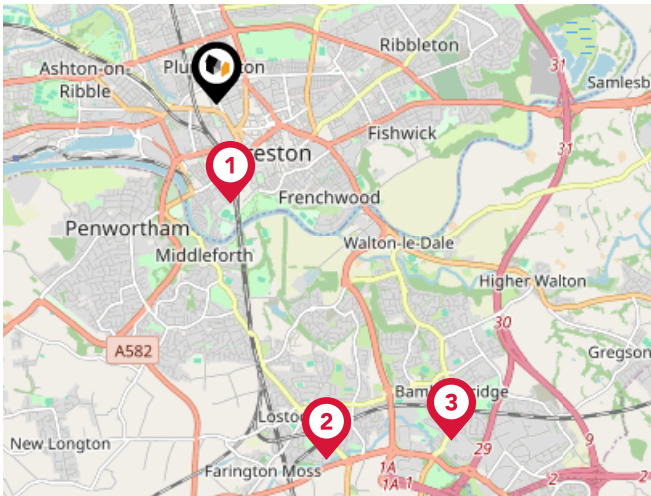
Area Schools



	Nursery	Primary	Secondary	College	Private
Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 600 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larches High School Ofsted Rating: Good Pupils: 92 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deepdale Community Primary School Ofsted Rating: Good Pupils: 657 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

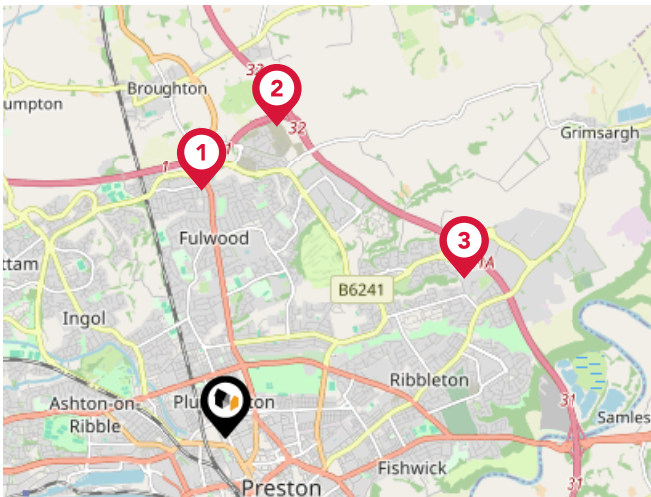
Area

Transport (National)



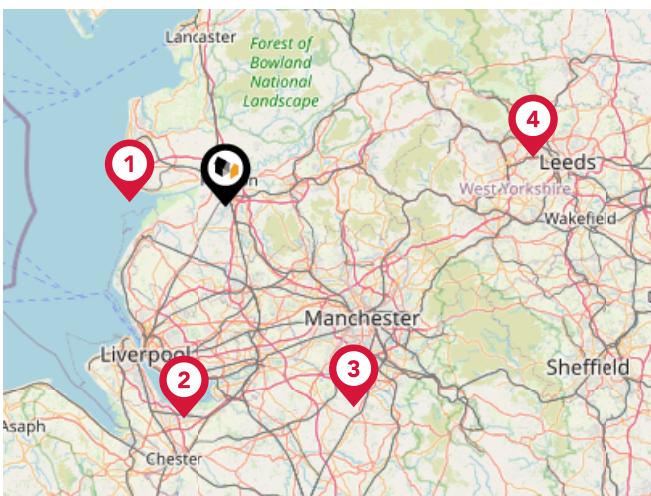
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.88 miles
2	Lostock Hall Rail Station	3.27 miles
3	Bamber Bridge Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.19 miles
2	M6 J32	2.77 miles
3	M6 J31A	2.52 miles
4	M65 J1A	3.91 miles
5	M6 J30	3.23 miles

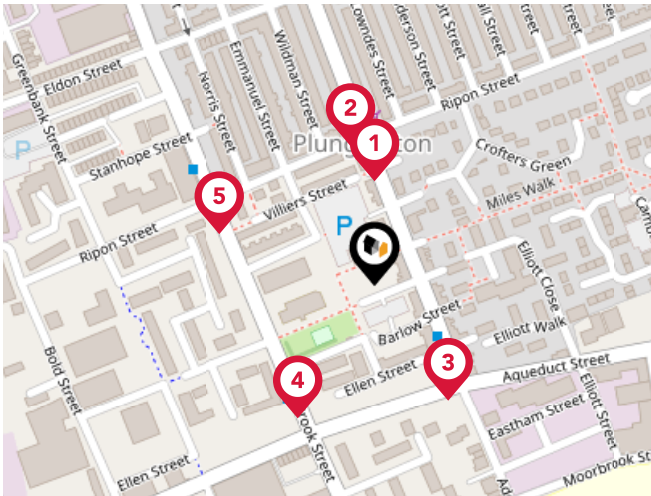


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.52 miles
2	Liverpool John Lennon Airport	30.43 miles
3	Manchester Airport	33.5 miles
4	Leeds Bradford International Airport	43.47 miles

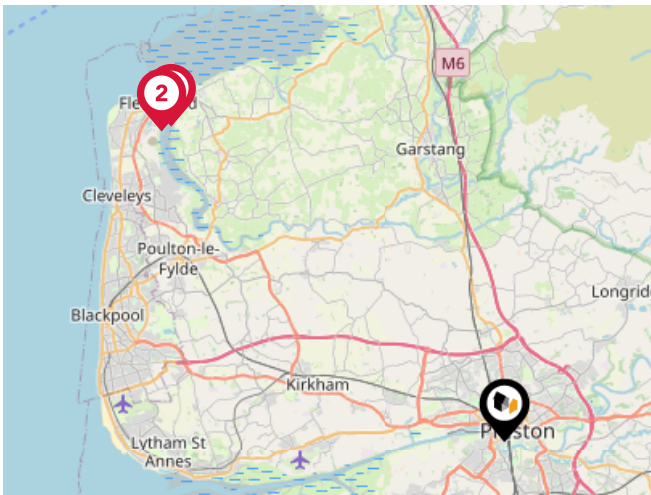
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ripon Street	0.06 miles
2	Ripon Street	0.08 miles
3	Aqueduct Street	0.07 miles
4	Barlow Street	0.08 miles
5	Ripon Street	0.09 miles



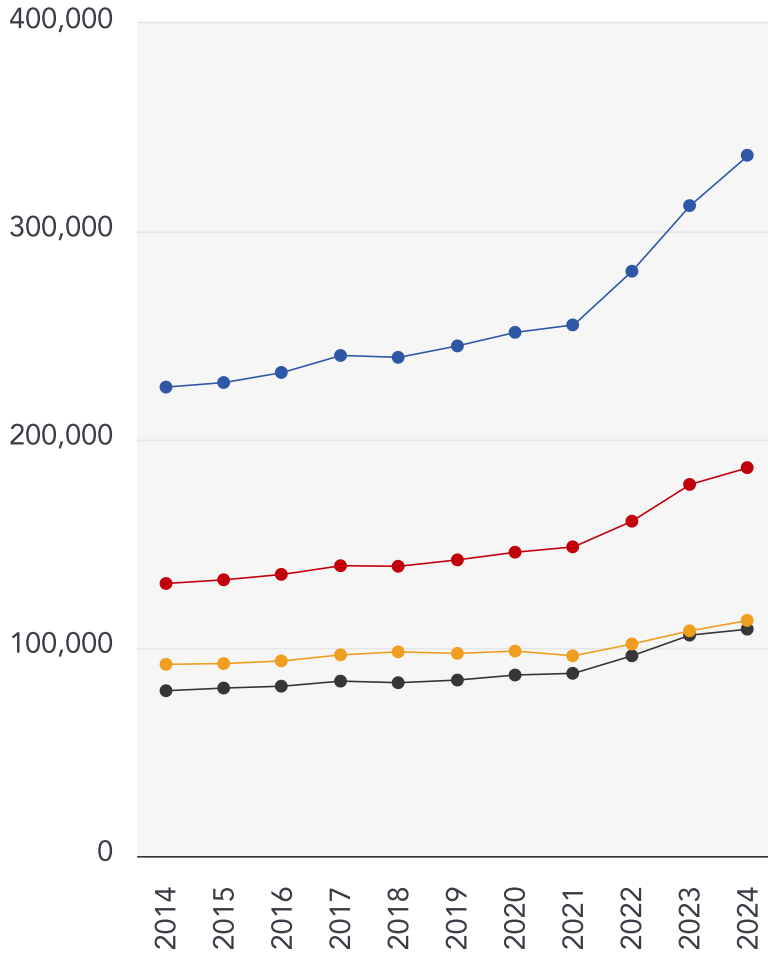
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.03 miles
2	Fleetwood for Ireland Ferry Terminal	16.14 miles

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

Terraced

+37.28%



Roberts & Co

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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

