

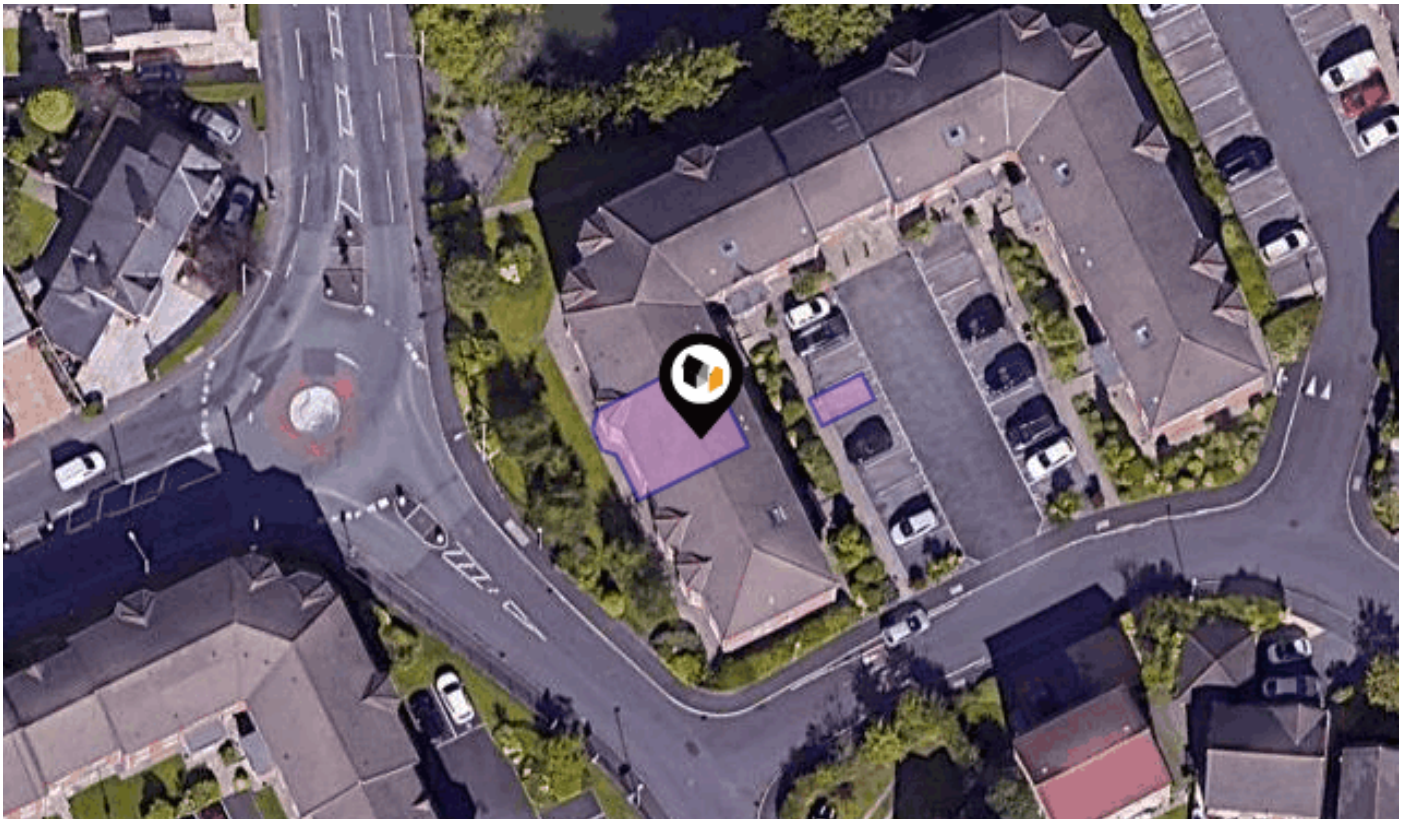


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th April 2024



BRAMPTON DRIVE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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Property Overview

Take advantage of this exceptional opportunity to own a meticulously maintained 2-bedroom ground floor apartment situated within a highly desirable development. Positioned in close proximity to a plethora of local amenities, renowned schools, and convenient transportation links, this property offers both comfort and convenience.

The apartment offers a tranquil environment with captivating vistas of the serene duck pond, fostering a peaceful atmosphere in both the contemporary kitchen and living room. Enjoy the generous size and practicality of the living area, comprising two finely furnished bedrooms, a tastefully styled bathroom, and an ensuite, and modern fitted kitchen.

Access to the property is via a communal entrance, which also houses the letterbox and meter cupboard, ensuring a seamless transition into your new home.

Upon entry, you're greeted by a spacious hallway adorned with two convenient storage closets, offering ample space to keep belongings organized and easily accessible.

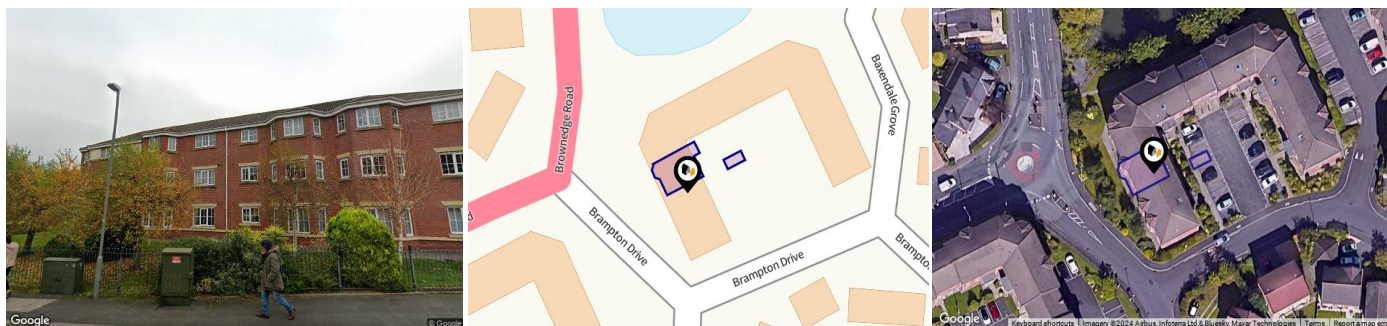
The living room features a bay window that floods the space with natural light, creating a warm and inviting atmosphere.

The kitchen is thoughtfully equipped with integrated appliances such as a fridge, freezer, dishwasher, washing machine, as well as an electric hob and oven, catering to your culinary needs with ease.

For added convenience, the second bedroom is fitted with double wardrobes, maximizing storage space and organizational efficiency.

Furthermore, parking is a breeze with an allocated space conveniently located right outside the apartment, ensuring effortless access.

In summary, this ground floor apartment presents an enticing opportunity to indulge in a comfortable and convenient lifestyle, surrounded by modern amenities and picturesque surroundings.



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£220
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	613 ft ² / 57 m ²	Start Date:	20/07/2006
Plot Area:	0.02 acres	End Date:	01/03/2159
Year Built :	2006	Lease Term:	155 years from 1 March 2004
Council Tax :	Band B	Term Remaining:	134 years
Annual Estimate:	£1,744		
Title Number:	LAN37922		
UPRN:	10033055854		

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

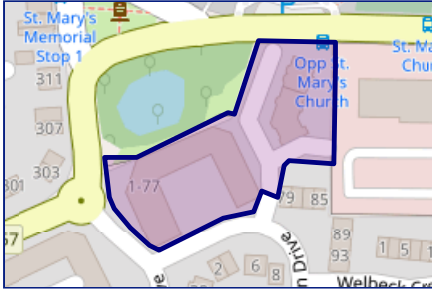
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

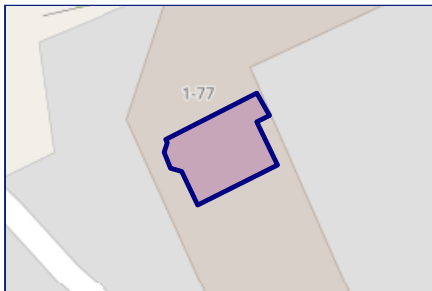


Freehold Title Plan



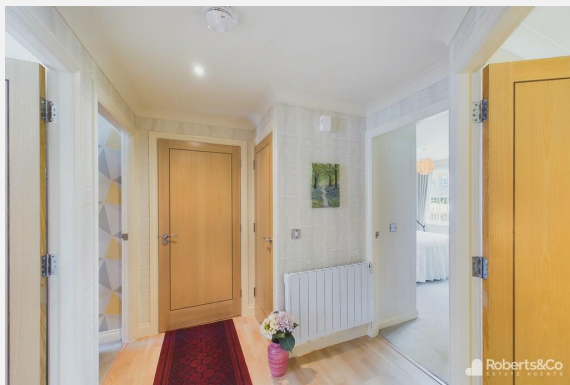
LAN136850

Leasehold Title Plan

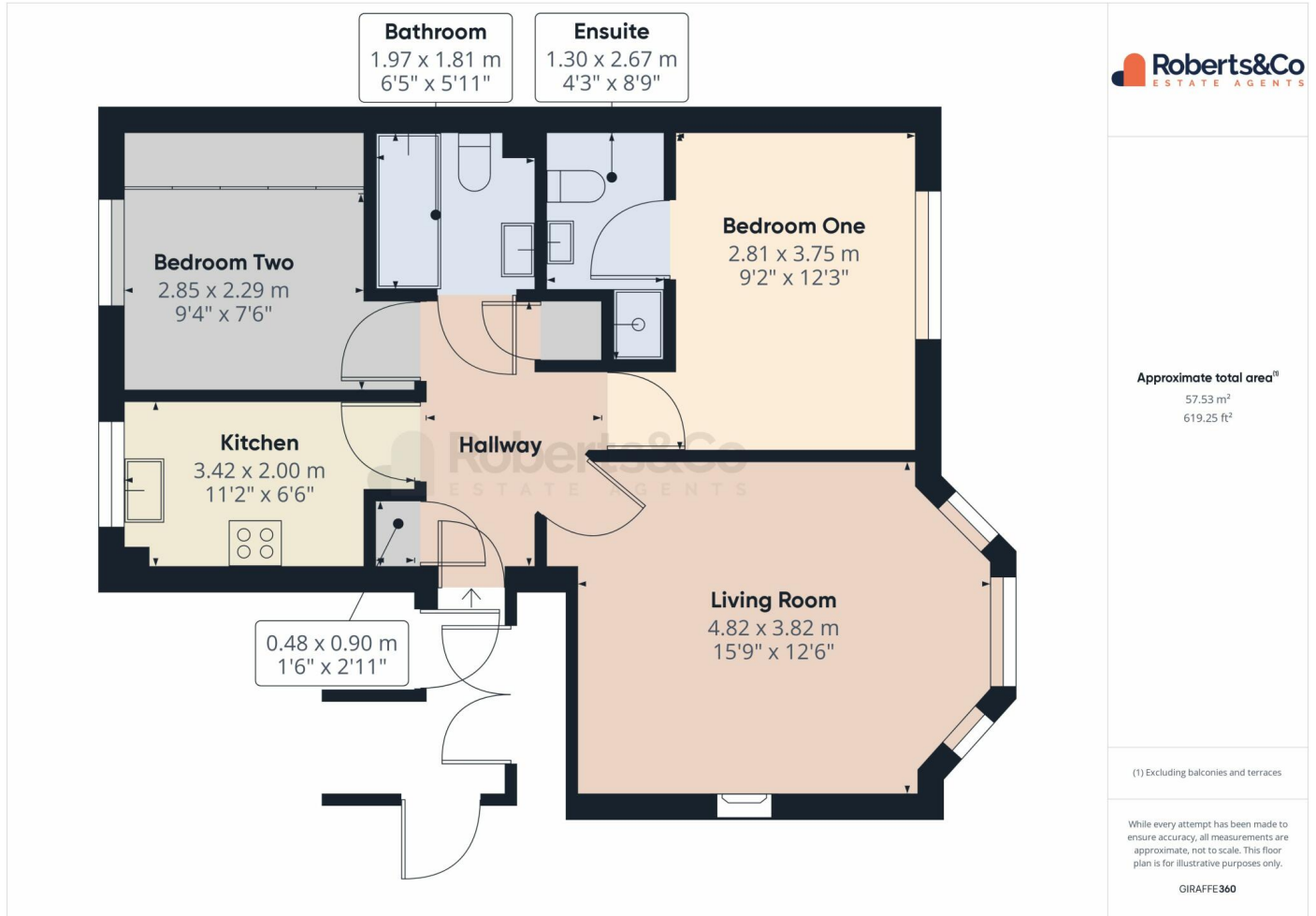


LAN37922

Start Date: 20/07/2006
End Date: 01/03/2159
Lease Term: 155 years from 1 March 2004
Term Remaining: 134 years



BRAMPTON DRIVE, BAMBER BRIDGE, PRESTON, PR5



Bamber Bridge, PR5

Energy rating

C

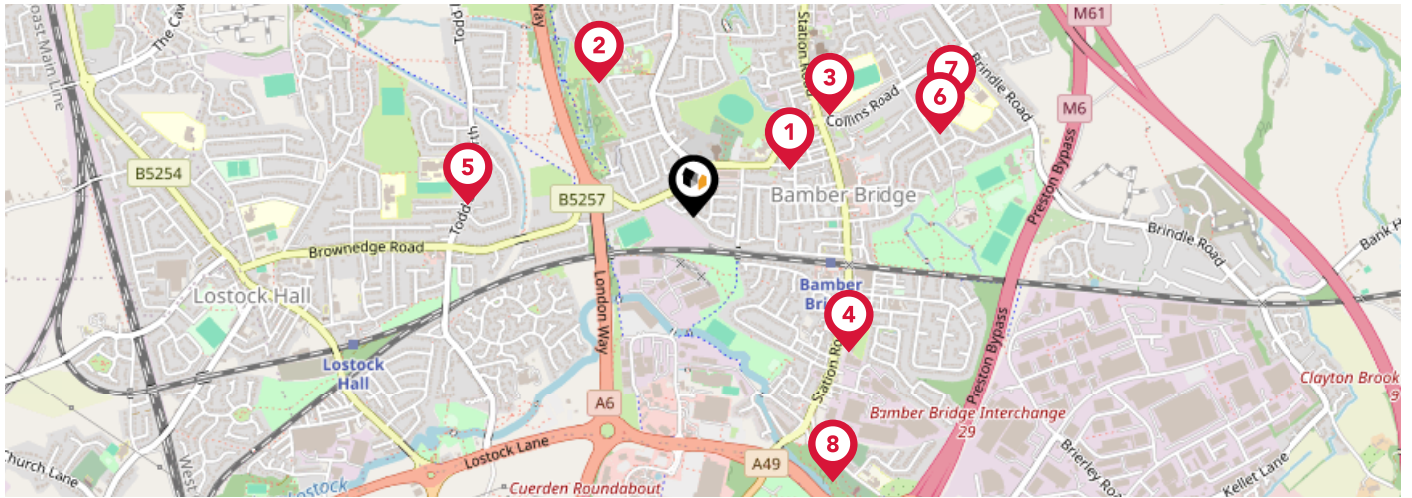
Valid until 15.05.2032

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

Additional EPC Data

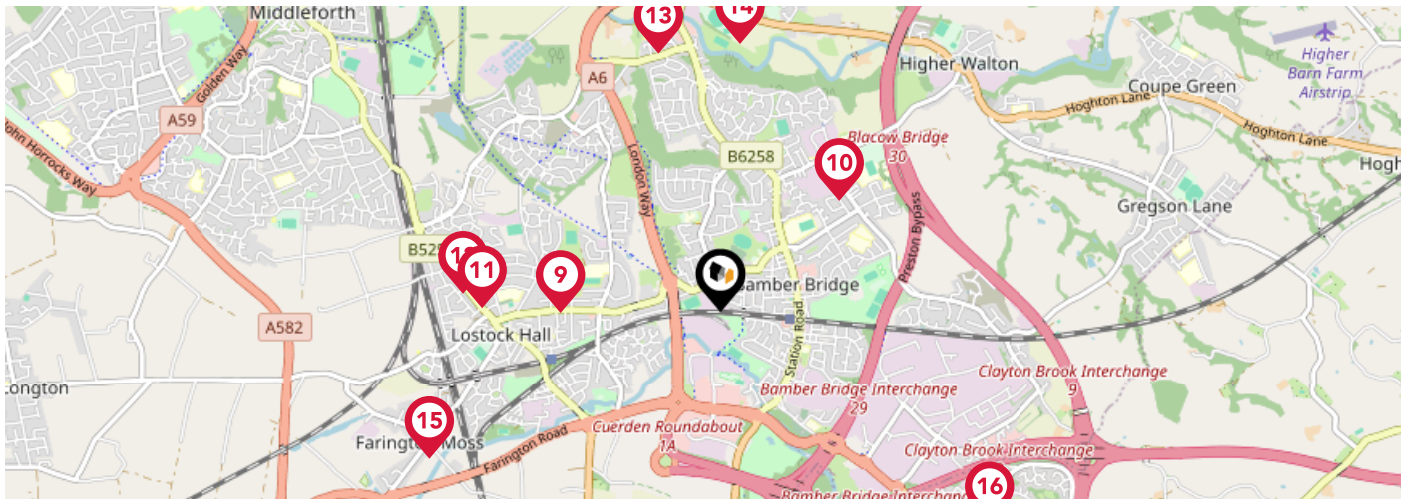
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	57 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

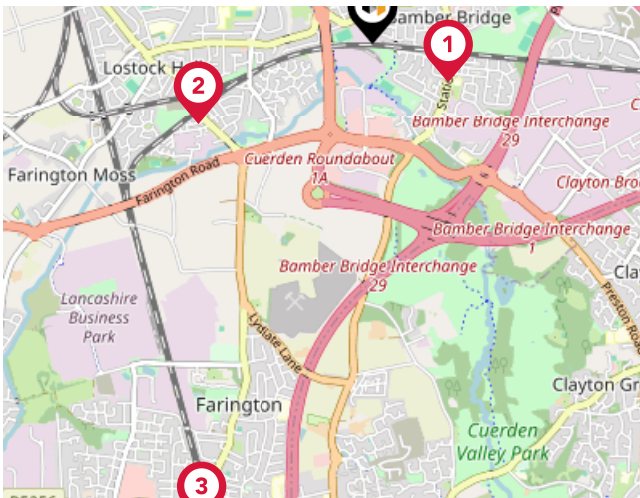
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

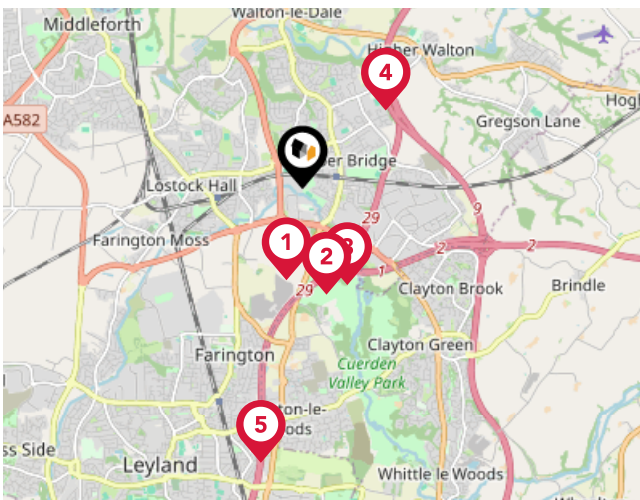
Area

Transport (National)



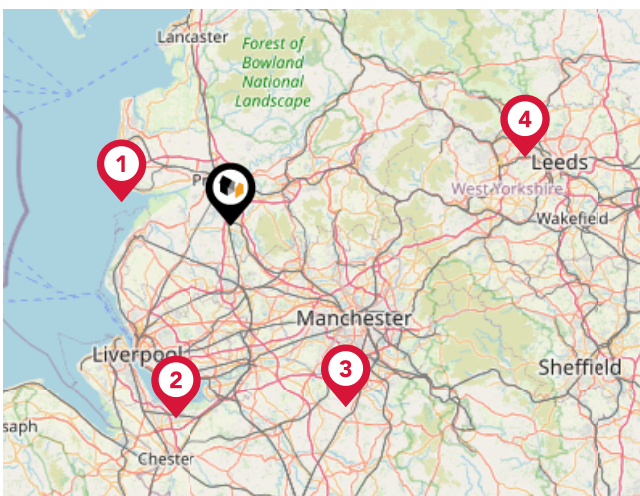
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.37 miles
2	Lostock Hall Rail Station	0.84 miles
3	Leyland Rail Station	2.24 miles



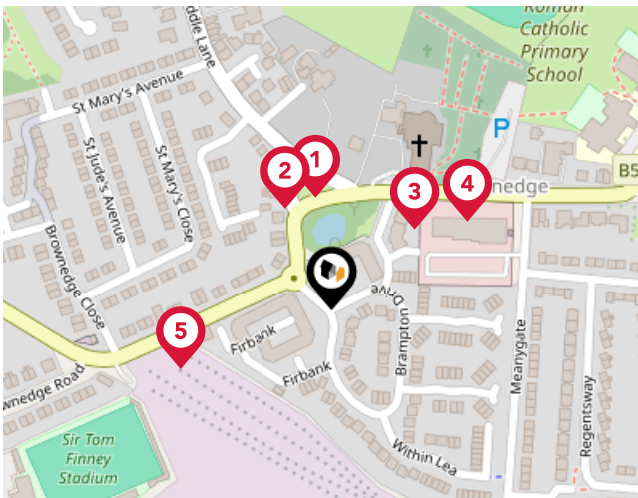
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.8 miles
2	M65 J1	0.94 miles
3	M6 J29	0.92 miles
4	M6 J30	1.02 miles
5	M6 J28	2.42 miles



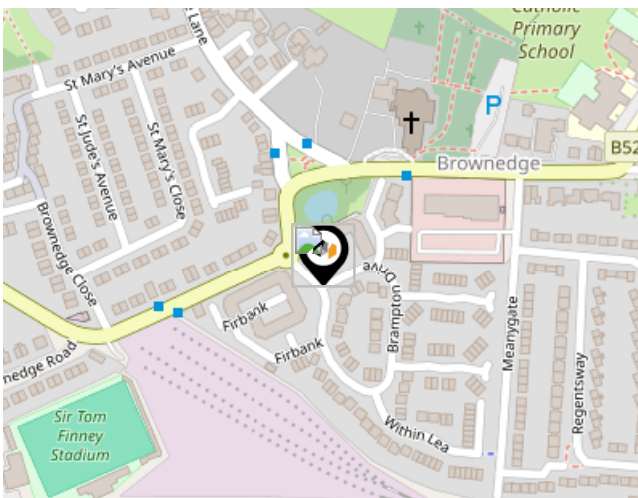
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.62 miles
2	Liverpool John Lennon Airport	28.15 miles
3	Manchester Airport	30.23 miles
4	Leeds Bradford International Airport	42.32 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Memorial	0.06 miles
2	St Mary's Memorial	0.06 miles
3	St Marys Church	0.06 miles
4	St Marys Church	0.09 miles
5	Brownedge Close	0.09 miles



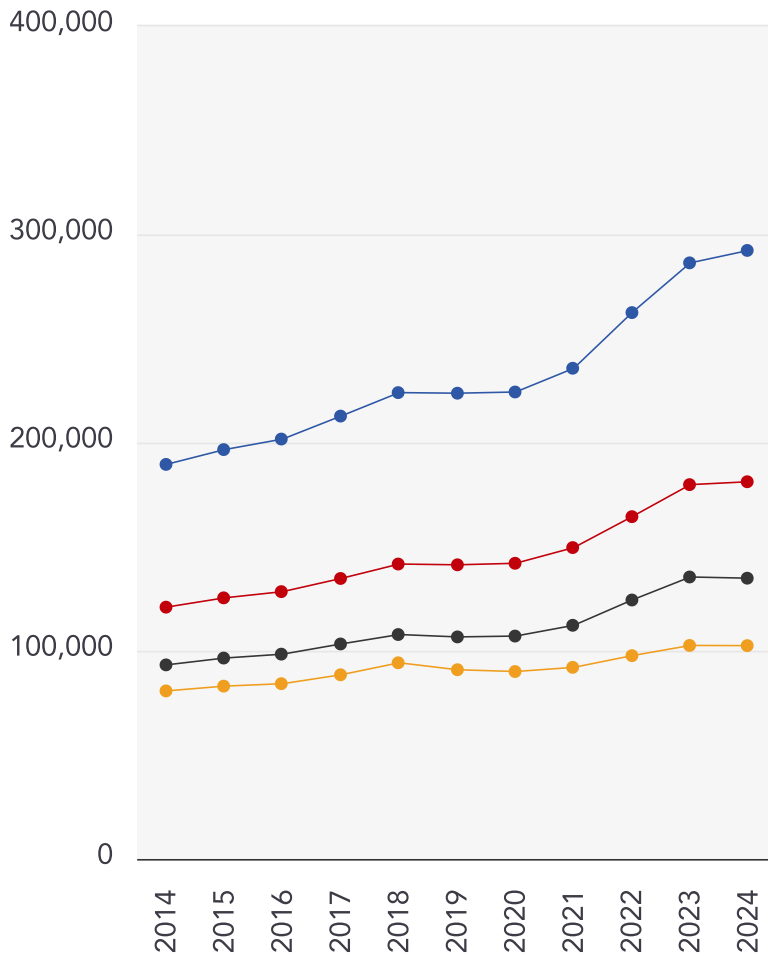
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.22 miles
2	Fleetwood for Ireland Ferry Terminal	19.31 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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.



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