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ESTATE AGENTS

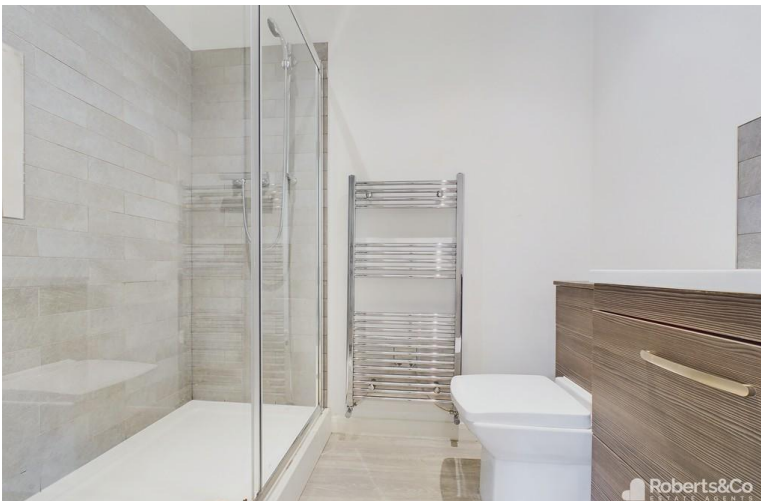


Waltons Parade
Preston

- Modern 1 Bed 1st Floor Apartment
- Offered With No Chain
- Vacant Possession
- Open Plan Living/ Kitchen

Offers Over £80,950
EPC Rating 'D'





Property Description

- * Charming Modern 1-Bedroom First-Floor Apartment
- * Offered With No Chain
- * Vacant Possession

Discover this modern and stylish 1-bedroom apartment, ideally located on the first floor of a beautifully converted house in the sought-after Fishergate Hill conservation area. This property combines contemporary living with historic charm, making it the perfect home for professionals, couples, or investors.

The apartment features a spacious open-plan living room and kitchen, perfect for modern lifestyles. The area is designed to maximize space and light, offering a welcoming and versatile living environment.

Enjoy a large double bedroom that provides ample space for relaxation and rest. The room is designed with comfort in mind, ensuring a peaceful retreat at the end of the day.

The apartment includes a sleek and modern shower room, equipped with high-quality fixtures and fittings.

Situated in the prestigious Fishergate Hill conservation area, this apartment is within easy walking distance of the town centre. Enjoy the convenience of nearby shops, restaurants, and local amenities, all while living in a tranquil and picturesque neighbourhood.

This property is offered with vacant possession, meaning there are no existing tenants or occupants, and no chain delay, ensuring a smooth and swift purchase process.

Don't miss the opportunity to own this fantastic apartment in one of the town's most desirable locations.

LOCAL INFORMATION PRESTON CITY CENTRE is a city on the north bank of the River Ribble, Lancashire. The city's main high streets are Fishergate and Friargate which offer shops, bars and restaurants with many more tucked away down the side streets. Ideally placed for access to four motorways, the West Coast rail main line and three international airports. Also offering 'The Guild Wheel' which is great for walking and cycling. With paths that run through Avenham and Miller Parks, beside the River Ribble.

HALLWAY

OPEN PLAN KITCHEN/ LIVING AREA 8' 8" x 17' 7" (2.64m x 5.36m)

BEDROOM 10' 3" x 9' 5" (3.12m x 2.87m)

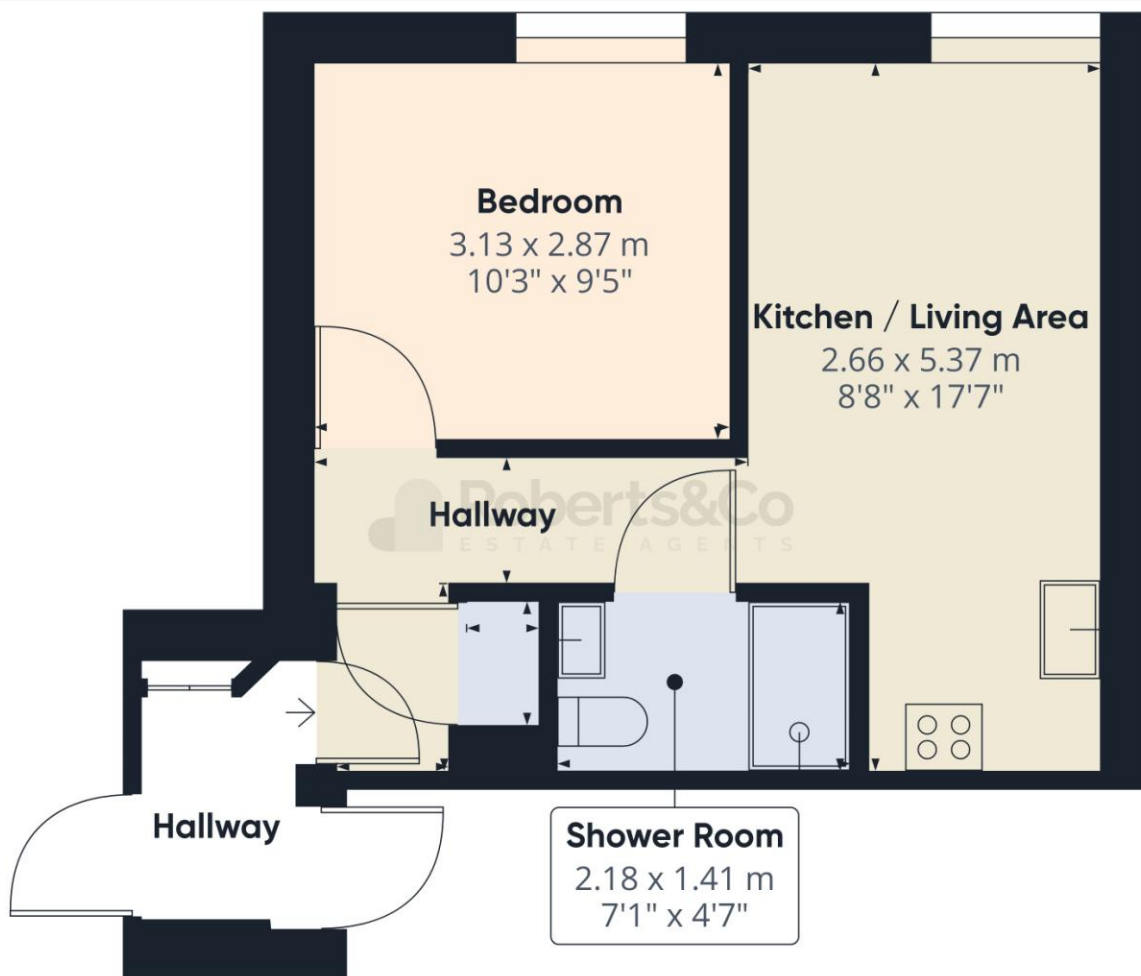
SHOWER ROOM 7' 12" x 4' 7" (2.44m x 1.4m)

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

- Length of lease 244 (years remaining)
- Annual ground rent amount (£) 250.00
- Annual service charge amount (£) 1,837.00
- Council tax band A (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.



Approximate total area⁽¹⁾
30.75 m²
330.94 ft²

(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.

GIRAFFE 360

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

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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