



## 00 Brampton Drive, Bamber Bridge, PR5 6SG Offers in excess of £100,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Goodmove are looking for a quick buyer to purchase this spacious and modern second floor apartment.

The property is located in Bamber bridge which is south of Preston and enjoys many amenities and a the benefit of a railway station and road links to beyond.

The accommodation on offer briefly consists: entrance hall, open planned fitted kitchen with reception room and bay window, two bedrooms, the master with en-sutie shower room and the house bathroom.

With communal areas and allocated parking, this property is a must to view.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

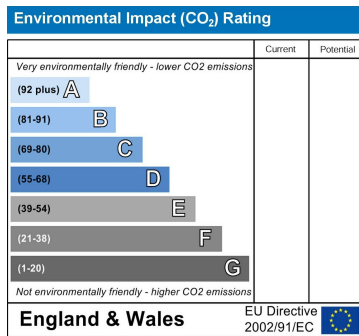
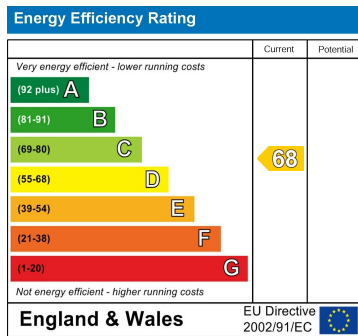
**LEASEHOLD INFORMATION**

We have been advised that there are 134 years remaining on the lease

The Ground rent is £150PA

Service charge £1000 PA

All information to be checked and verified through the conveyancing process.



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