



Avon House, Samuel Street, Preston, PR1 4YH

Starting Bid £17,500

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

- For Sale by Online Auction
- Gross Yield 34%!! (Based on Starting Price)
- Modern Throughout
- NO CHAIN
- Cash Buyers Only
- Ideal Investment Opportunity
- Close to Amenities & Transport Links
- Biomass Heating & Double Glazing

Avon House, Samuel Street, Preston

For Sale by Online Auction with a Starting Bid of £17,500. T&Cs Apply.
See WebbMove for all the Auction Details.

A Modernised One Bed Apartment with a Potential Gross Yield of 34%!!!*. Cash Buyers Only & NO CHAIN.

Situated in a convenient location, close to amenities and motorway links is this spacious one-bedroom apartment that has undergone modernisation. It is the ideal investment opportunity and could be rented for circa £500PCM or it's the perfect first time buy to a cash buyer.

*based on the starting price

ENTRANCE HALL

Double glazed door. Laminate floor. Intercom. Central heating radiator.



LOUNGE

14' 0" x 13' 5" (4.27m x 4.09m)

Double glazed bay window. Central heating radiator. Laminate floor.



KITCHEN

11' 6" x 6' 4" (3.51m x 1.93m)

Double glazed window. Stainless steel sink unit and mixer tap. Fitted wall and base units. Integrated oven, hob and extractor hood.



BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m)

BATHROOM

8' 4" x 4' 10" (2.54m x 1.47m)

Bath. WC. Pedestal hand basin. Central heating radiator. Mixer shower tap. Part tiled. Double glazed window.



COMMUNAL GARDENS & PARKING

COVERAGE

BROADBAND

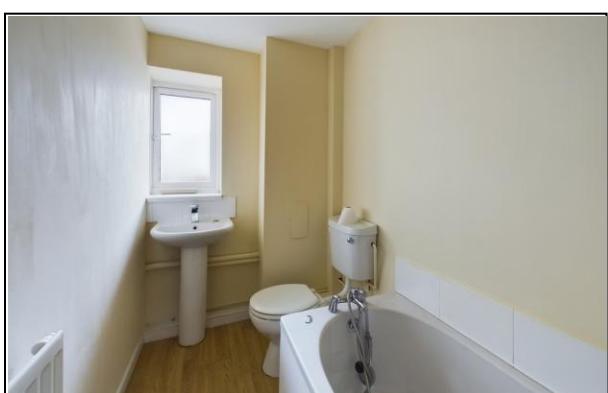
We are advised that the property can obtain Fibre to the Cabinet (FTTC)



MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Leasehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

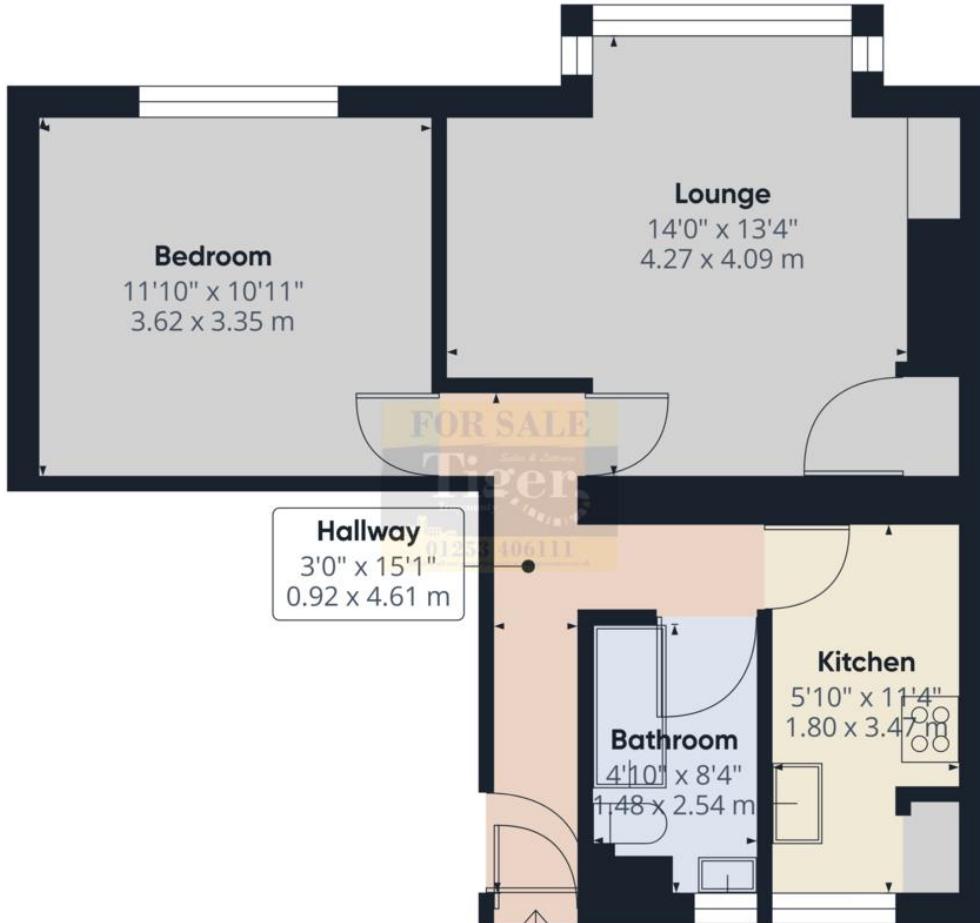
Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

22/01/2026

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Approximate total area⁽¹⁾
479.21 ft²
44.52 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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