



Samuel Street, , Preston, PR1 4YH

Price: £40,000

Awaiting EPC.

- Double Glazing & Central Heating
- Priced to Sell
- Excellent Investment Opportunity
- No Chain

Samuel Street, , Preston

FULL DESCRIPTION

Early viewing is advised on this recently refurbished two bedroom apartment being sold with NO CHAIN. Situated in a convenient location for bus routes, shops, amenities and motorway links the property will make an ideal investment. Briefly comprises; lounge, kitchen, two bedrooms and bathroom.

HALLWAY

Intercom. Central heating radiator.

LOUNGE

17' 10" x 11' 0" (5.44m x 3.35m)

Fireplace and electric fire. Central heating radiator. Two double glazed windows.

KITCHEN

14' 5" x 6' 0" (4.39m x 1.83m)

Fitted wall and base units. Stainless steel sink unit with mixer tap. Built in oven, hob and hood. Tiled flooring. Double glazed window.

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

Central heating radiator. Double glazed window.

BEDROOM TWO

11' 6" x 9' 9" (3.51m x 2.97m)

Central heating radiator. Double glazed window.

BATHROOM

Bath with over bath shower. W.C. Pedestal wash hand basin. Tiled flooring. Central heating radiator. Double glazed window.

COMMUNAL GARDENS AND PARKING

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

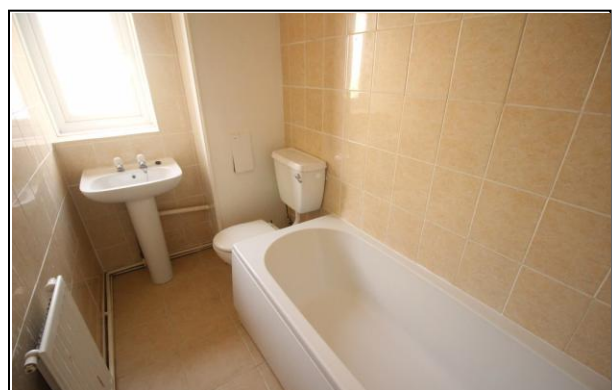
The property is **Unknown**

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



Samuel Street, , Preston

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.

23/08/2019

