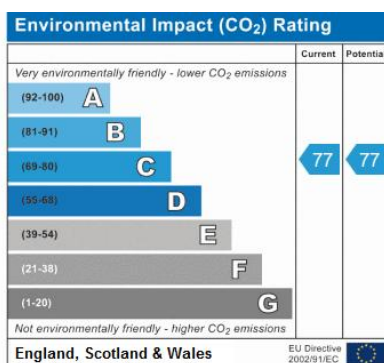
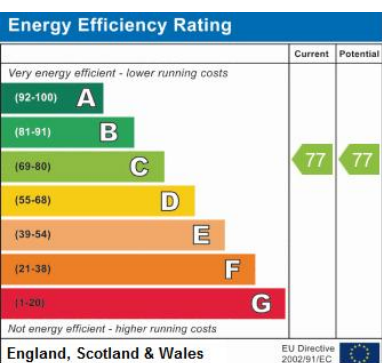




5 Thames House, Samuel Street, Preston, PR1 4YJ

Price: £30,000



- Potential 14% Yield
- Residents Parking
- Ideal Buy to Let or First Time Buy
- Balcony & Two Double Bedrooms
- Convenient for Amenities & Transport
- Double Glazing

Samuel Street, Preston

HALLWAY

Stairs to first floor. Tiled floor. Two built in cupboards.

LOUNGE

Radiator. Double glazed window. Double glazed door to balcony.

KITCHEN

Fitted wall and base units. Electric hob with extractor over. Built in eye level double oven. Single bowl stainless steel sink unit. Tiled floor. Part tiled walls. Double glazed window.

STAIRS AND LANDING

Built in storage cupboard.

BEDROOM ONE

Built in storage cupboard. Radiator. Double glazed window.

BEDROOM TWO

Built in storage cupboard. Radiator. Double glazed window.

SHOWER ROOM

Fitted with a three piece suite comprising; step in shower enclosure, low flush W.C and wash hand basin. Double glazed window.

RESIDENTS PARKING

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone 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>

TENURE

The property is **Leasehold**

COUNCIL TAX

Band ""

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

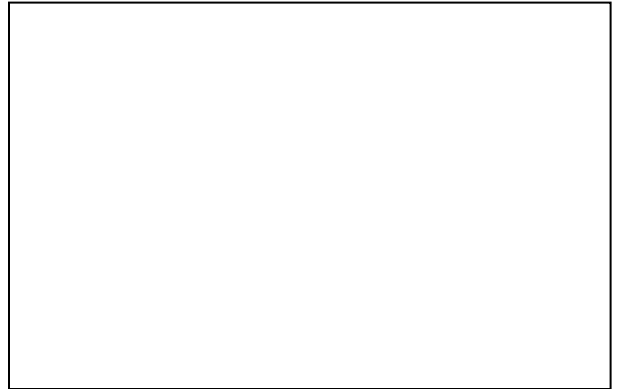
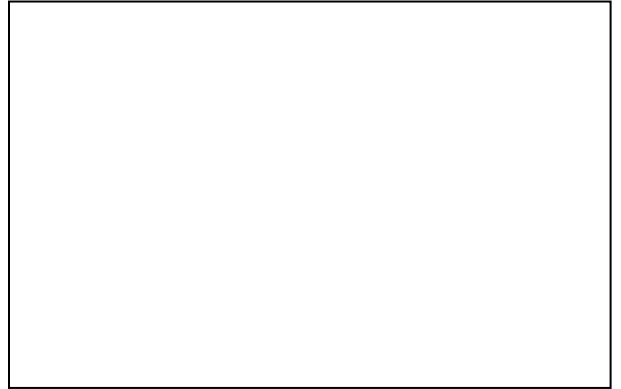
PLEASE NOTE



Samuel Street, Preston

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.

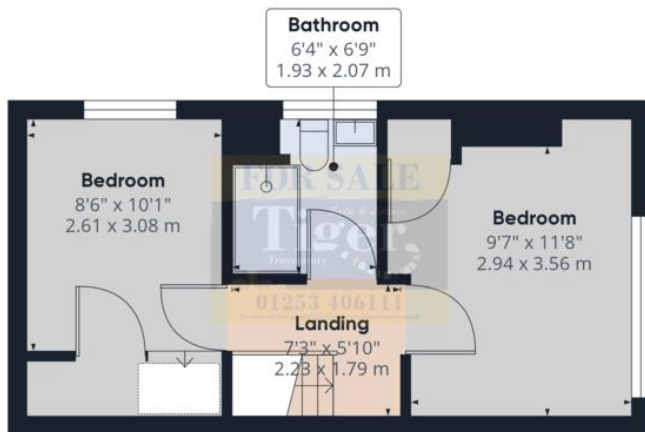
07/10/2024



Samuel Street, Preston



Ground Floor



Floor 1



Approximate total area⁽¹⁾

620.75 ft²
57.67 m²

Reduced headroom

13.35 ft²
1.24 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

GIRAFFE 360