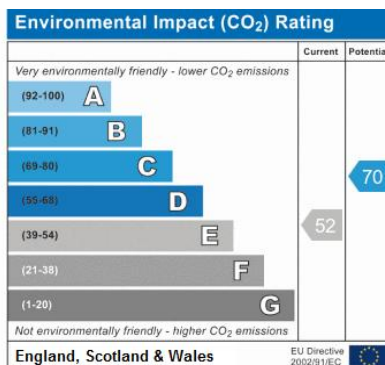
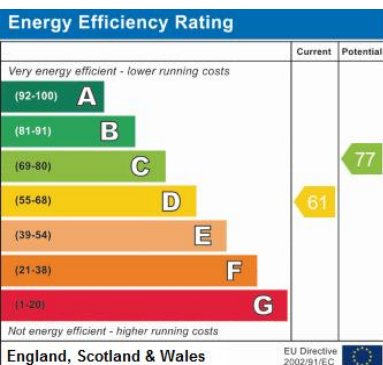




Derwent House, Samuel Street, Preston, PR1 4YL

Price: £37,000 'offers in excess'



- Two Double Bedrooms
- Parking
- Double Glazing
- Central Heating
- City Centre Location
- Close To Local Amenities
- Transport Links

Derwent House, Samuel Street, Preston

HALLWAY

Central heating radiator. Intercom.

LOUNGE

18' 1" x 11' 0" (5.53m x 3.36m)

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

KITCHEN

14' 6" x 6' 3" (4.44m x 1.93m)

Double glazed window. Fitted wall and base units. Built in oven, hob and extractor hood. Part tiled. Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine.

BEDROOM ONE

11' 8" x 10' 1" (3.57m x 3.09m)

Double glazed window. Central heating radiator.

BEDROOM TWO

11' 5" x 10' 1" (3.50m x 3.09m)

Double glazed window. Central heating radiator.

BATHROOM

8' 11" x 4' 8" (2.74m x 1.44m)

Central; heating radiator. Double glazed window. Bath with over head mixer shower and screen. Low flush W.C. Pedestal wash hand basin. Fully tiled.

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.



Derwent House, Samuel Street, Preston

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.

13/01/2020

Derwent House, Samuel Street, Preston