



**24 Britannia Drive, Ashton-On-Ribble, PR2 2YD**

**Asking price £135,000**

**\*\*\*INVESTORS ONLY\*\*\***

CityRise is thrilled to present a beautifully presented 2-bedroom, 2-bathroom apartment in Preston.

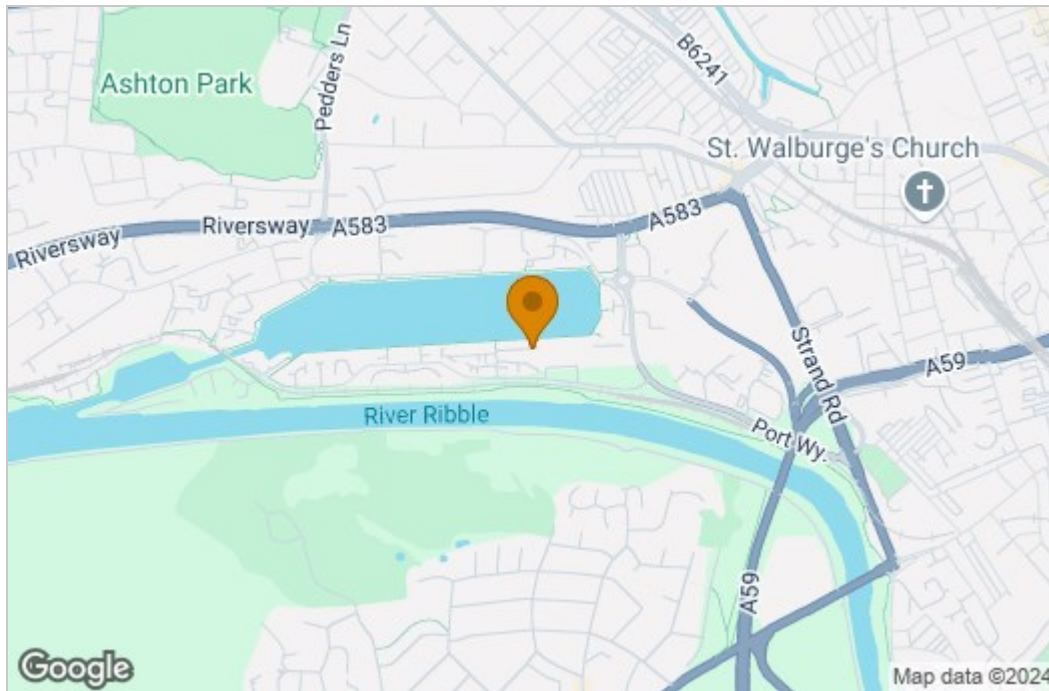
Located in a rapidly growing neighborhood, this contemporary apartment is ideal for both renters and homeowners alike. The property features a spacious open-plan living area that seamlessly connects the living room, dining space and kitchen. The sleek kitchen is equipped with high-quality appliances and ample cabinetry.

The property boasts two well-appointed bedrooms, en-suite and a main bathroom. Bathrooms have been finished with contemporary fixtures, ensuring a touch of elegance.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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