



# HOWARD ROBERTS

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## Smithy Court, Much Hoole

Offers In Region Of £100,000

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- Two Bedroom First Floor Apartment
- Secure intercom entry system
- Open-plan lounge, dining & kitchen
- Walking distance to shops, park & village hall
- Village Location & 5 minutes' drive to Longton Nature Reserve
- Vacant possession – ideal first home or investment (£9,000 p/a potential return)
- Allocated parking plus visitor spaces
- Leasehold – 999 years from 2007 (981 remaining)
- On a Bus Route
- Only 7 miles from Preston city centre







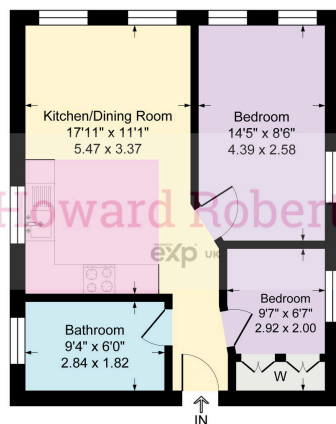
### Agent Reference:- HR1200

A modern two-bedroom first floor apartment in the heart of Much Hoole, offering light-filled living, secure intercom entry, communal gardens, and allocated parking. The property includes a spacious open-plan lounge, dining, and kitchen area, two bedrooms, and bathroom facilities. Overlooking the rear communal gardens, it enjoys a peaceful setting within a small block. Leasehold with 999 years from 2007, this home is sold with vacant possession and represents an ideal first purchase or investment, with potential rental yields of around £9,000 per year. Located close to village amenities including shops, the Smithy Inn, recreational park, and Longton Nature Reserve, and with easy access to Preston (7 miles) and Southport (14 miles). SOLD WITH NO CHAIN

**To view, please quote HR1200 when calling to arrange.**

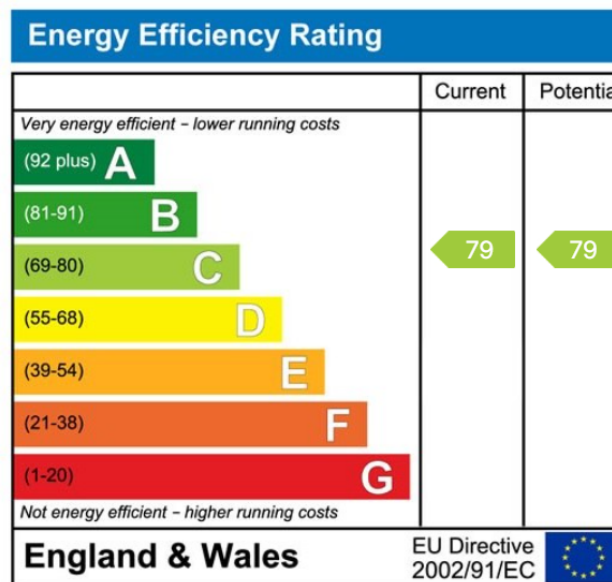


8 Smithy Court  
Approximate Gross Internal Floor Area = 45.3 sq m / 489 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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