



## Princes Reach, Ashton-On-Ribble, Preston

Offers Over £124,950

Ben Rose Estate Agents are pleased to present to market this warm and inviting two-bedroom first floor apartment situated in a sought-after area in Preston. This property is an ideal home for a first-time buyer looking to get their foot onto the property ladder. Perfectly positioned near Preston Docklands and the town centre, the apartment benefits from superb local schools, shops, and amenities. Additionally, the location offers fantastic travel links with the nearby train station and easy access to the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the home, you are welcomed into the entrance hall which offers access to all rooms. To the front of the apartment is the family bathroom, featuring an over-the-bath shower and a convenient storage cupboard. Continuing down the hall, a large storage cupboard provides ample space for all your essentials. To the left, you will find two generous double bedrooms, both offering plenty of space for furnishings and storage solutions.

At the end of the hall lies the expansive lounge/diner. This bright and airy space benefits from dual aspect windows and a charming Juliette balcony, allowing natural light to flood the room. The lounge area has ample room for a large sofa set, while the dining area comfortably accommodates a family dining table. Completing this lovely home is the well-appointed kitchen, fitted with ample wall and base units and providing space for freestanding appliances.

Externally, the apartment is located on a quiet cul-de-sac, ensuring a peaceful living environment with one allocated car parking space to the front. While there is no private garden, the communal areas are well-maintained, providing a pleasant outdoor space for residents.

In summary, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers.





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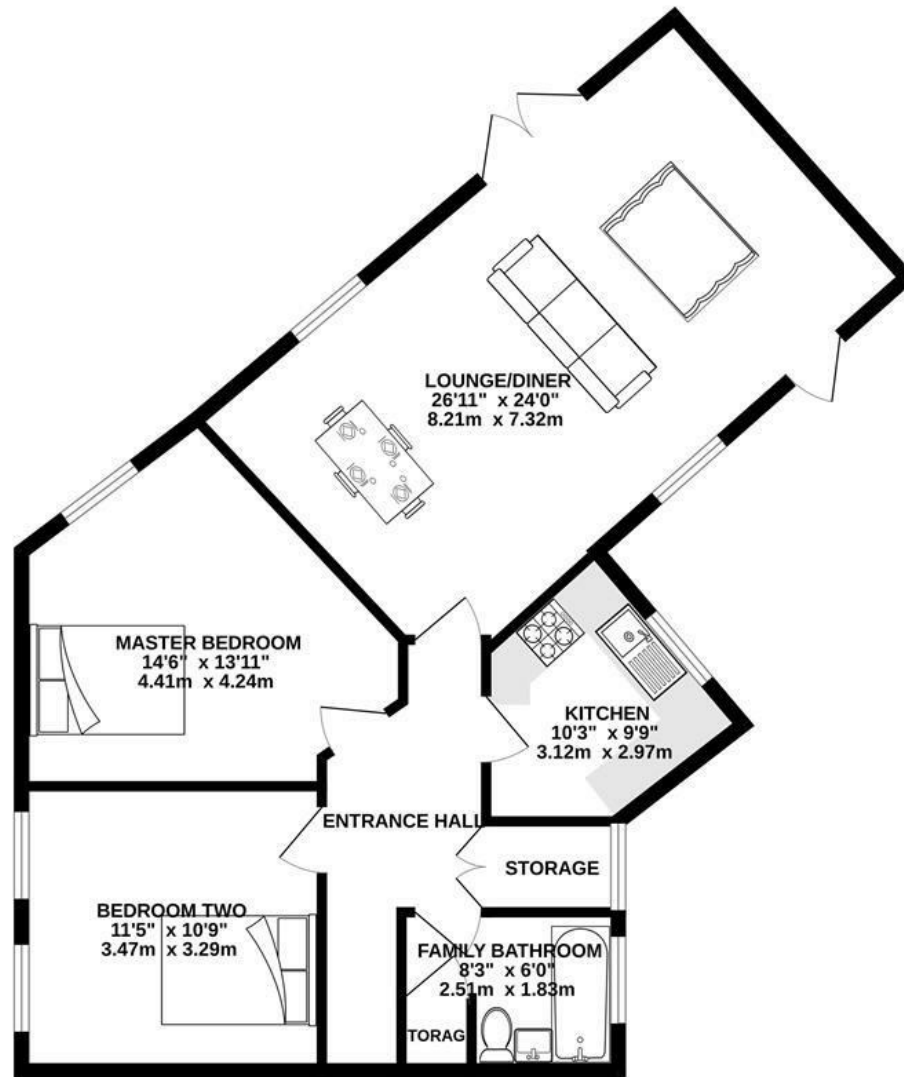


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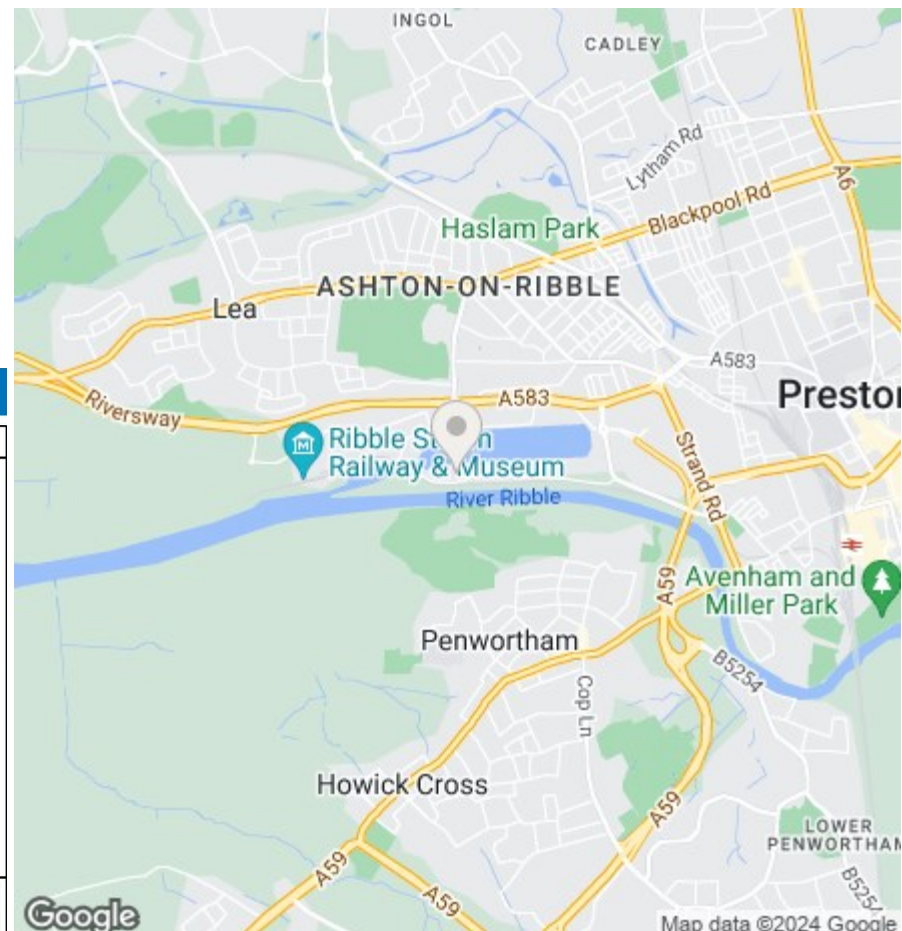
GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		