

GUILDHALL

SALES & LETTINGS



Apartment 163, Centenary Mill Court New Hall Lane

, Preston, PR1 5JH

Offers Over £75,000



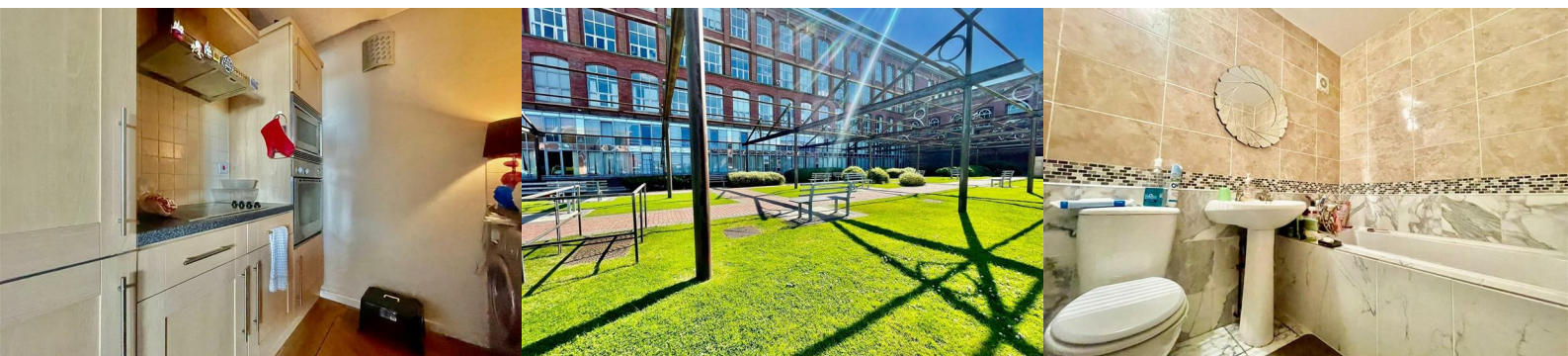
TWO BEDROOMED PENTHOUSE WITHIN CLOSE PROXIMITY TO THE CITY CENTRE

Guildhall Sales and Lettings are pleased to present this two bedroomed penthouse to the market. Situated within Centenary Mill Court, within close proximity to commuter links, the city centre and schools. Boasting excellent views and spacious accommodation throughout, this property is well suited for investors or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway providing access to the lounge, storage, family bathroom and two bedrooms. The main bedroom provides access to the en suite. From the lounge are doors to the kitchen and the balcony boasting excellent views over Preston.

Externally are communal garden areas and a car park providing off road parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Fifth Floor

Entrance

Hardwood front entrance door through to the entrance hallway.

Entrance Hallway

Electric heater and doors to two bedrooms, family bathroom, lounge and storage cupboard.

Bedroom One 14'4 x 9'10 (4.37m x 3.00m)

Double glazed window, electric heater and a door to the en suite.

En Suite 4'1 x 7'7 (1.24m x 2.31m)

Pedestal wash basin with traditional taps, dual flush WC, shower enclosure with over head shower and tiled flooring.

Bedroom Two 13'6 x 7'9 (4.11m x 2.36m)

Double glazed window and an electric heater.

Bathroom 6'6 x 7'2 (1.98m x 2.18m)

Panelled bath with shower attachment and mixer tap, pedestal wash basin with traditional taps, dual flush WC, extractor fan, electric heated towel rail, tiled flooring and tiled elevations.

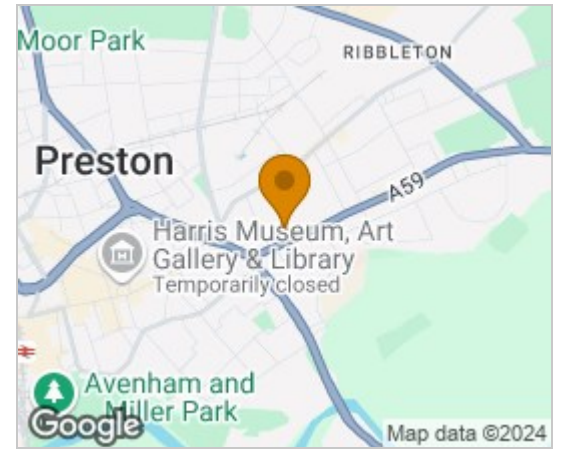
Lounge 20'2 x 22'5 (6.15m x 6.83m)

Double glazed windows, double glazed door to the balcony, two electric heaters and a door to the kitchen.

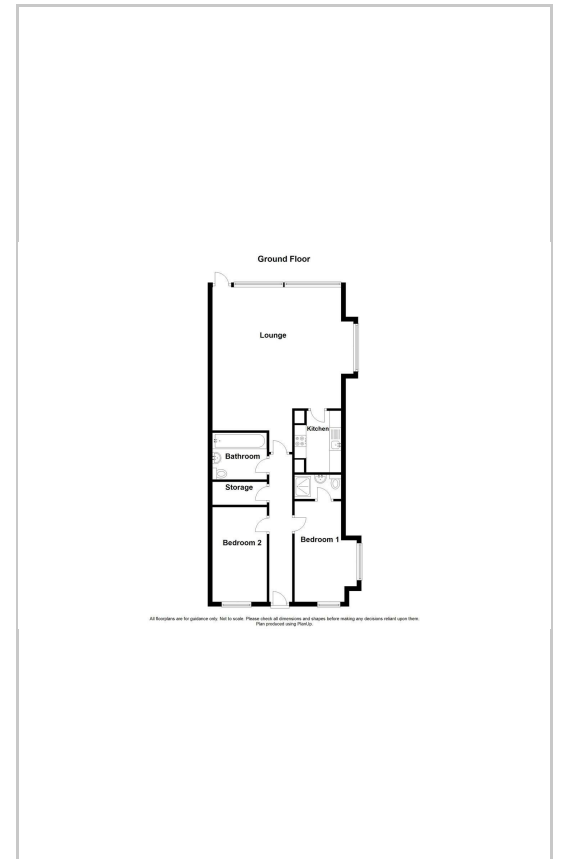
Kitchen 7'8 x 8'2 (2.34m x 2.49m)

Fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven, integrated microwave, integrated four ring hob with extractor hood, plumbing for a washing machine and integrated fridge freezer.

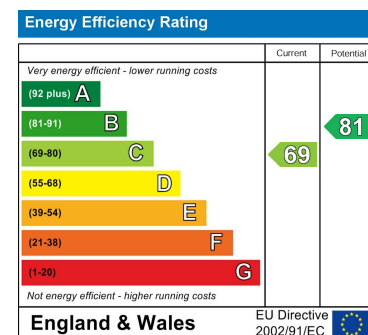
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>