

# GUILDHALL

SALES & LETTINGS



## 32 Mountbatten Close

Ashton-On-Ribble, Preston, PR2 2XB

Offers Over £110,000



Welcome to this charming one-bedroom apartment located at 32 Mountbatten Close in the picturesque area of Ashton-On-Ribble, Preston. This delightful property offers a perfect blend of modern living and serene surroundings, making it an ideal choice for individuals or couples seeking a comfortable home.

As you enter the apartment, you will be greeted by a spacious lounge that provides ample room for relaxation and entertaining. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The lounge seamlessly connects to a lovely balcony that overlooks the tranquil docks, offering a picturesque view that is perfect for enjoying your morning coffee or unwinding after a long day.

The apartment features a newly renovated contemporary bathroom, designed with modern fixtures and finishes that enhance both style and functionality. The master bedroom is generously sized, providing a peaceful retreat for rest and relaxation.

Situated within a friendly apartment block, residents benefit from a welcoming community atmosphere. Additionally, the property includes convenient parking, ensuring that you have a secure place for your vehicle.



**Lounge 14'3 x 11'6 (4.34m x 3.51m)**  
As you enter the apartment, you will be greeted by a spacious lounge that provides ample room for relaxation and entertaining. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The lounge seamlessly connects to a lovely balcony that overlooks the tranquil docks, offering a picturesque view that is perfect for enjoying your morning coffee or unwinding after a long day.

**Bedroom 14'4 x 9'3 (4.37m x 2.82m)**  
The master bedroom is generously sized, providing a peaceful retreat for rest and relaxation.

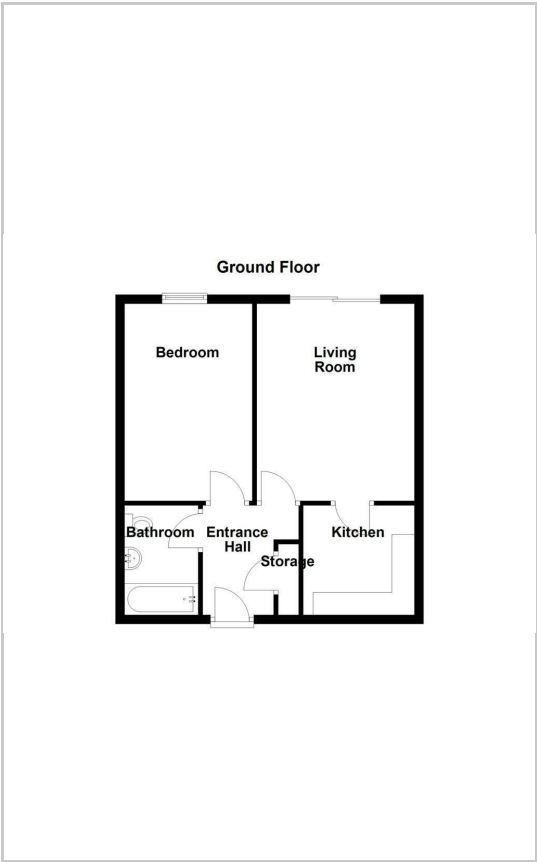
**Bathroom 8' x 5'5 (2.44m x 1.65m)**

**Kitchen 8'1 x 8' (2.46m x 2.44m)**  
Contemporary wood look kitchen with base and wall units.

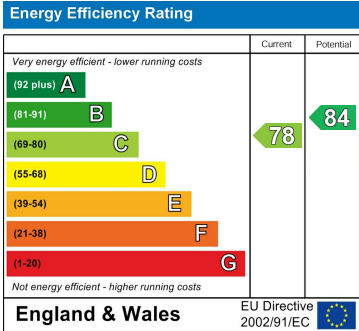
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.