



31 Asturian Gate, Ribchester, Preston, PR3 3XQ

Offers In The Region Of

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This beautiful top floor apartment is leasehold, but with a unique benefit – when you purchase, you will own a share of the freehold, as all owners in this luxury complex collectively own the freehold. As a result, there is no ground rent to pay.

Nestled just outside the charming village of Ribchester, Asturian Gate offers a delightful blend of modern living and picturesque views. With three well-proportioned bedrooms, including en-suite to master this residence is perfect for families or those seeking extra space.

The heart of the home is the inviting living room, which boasts a contemporary media system and a small balcony that overlooks serene open fields, providing a tranquil retreat from the hustle and bustle of daily life along with the thoughtfully, individually designed breakfast kitchen (by Mark Leigh) incorporating Sie Matic units with Granite work surfaces and Neff appliances, built-in Miele coffee machine, equipped with integrated appliances, making it a joy for culinary enthusiasts to prepare meals and entertain guests. The dining room offers an ideal setting for family gatherings or intimate dinners.

This apartment is well-presented throughout, featuring a Hive heating system that ensures comfort and efficiency. Additionally, the property includes a family bathroom, providing convenience for all residents. Included with the property there is designated parking space for one car along with ample parking for guests, adding to the practicality of this lovely home.

With its combination of modern amenities and stunning views, this lovely apartment presents an excellent opportunity for anyone looking to enjoy a peaceful lifestyle while remaining well-connected to the vibrant community. Do not miss the chance to make this beautiful apartment your new home.

Service charge = £200pcm covering fire regs, window cleaning, building and road maintenance, buildings insurance. Cleaning for communal areas, lift maintenance, decorating, fire door maintenance, main













Road Map



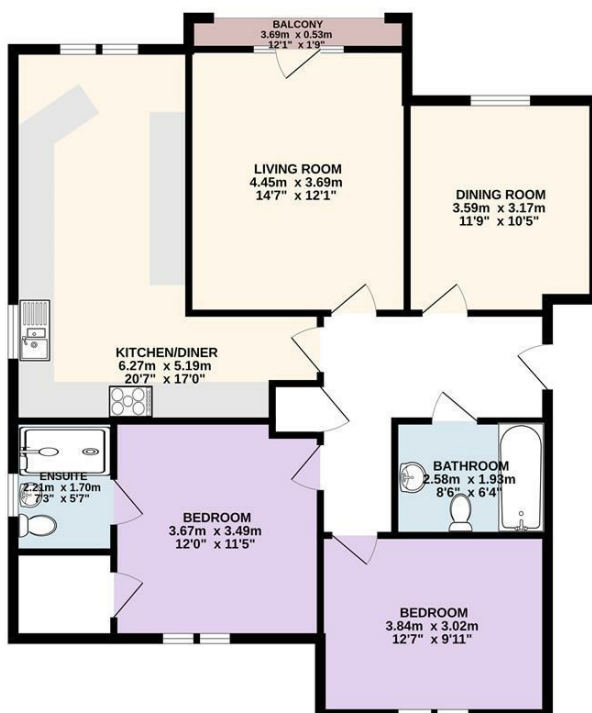
Hybrid Map



Terrain Map



GROUND FLOOR
97.3 sq.m. (1047 sq.ft.) approx.



TOTAL FLOOR AREA: 97.3 sq.m. (1047 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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