

Property Details

31, Asturian Gate, Ribchester,
Preston, Lancashire, PR3 3XQ

£254,500



Property Photos

31, Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ



Creation Date

29/08/2025

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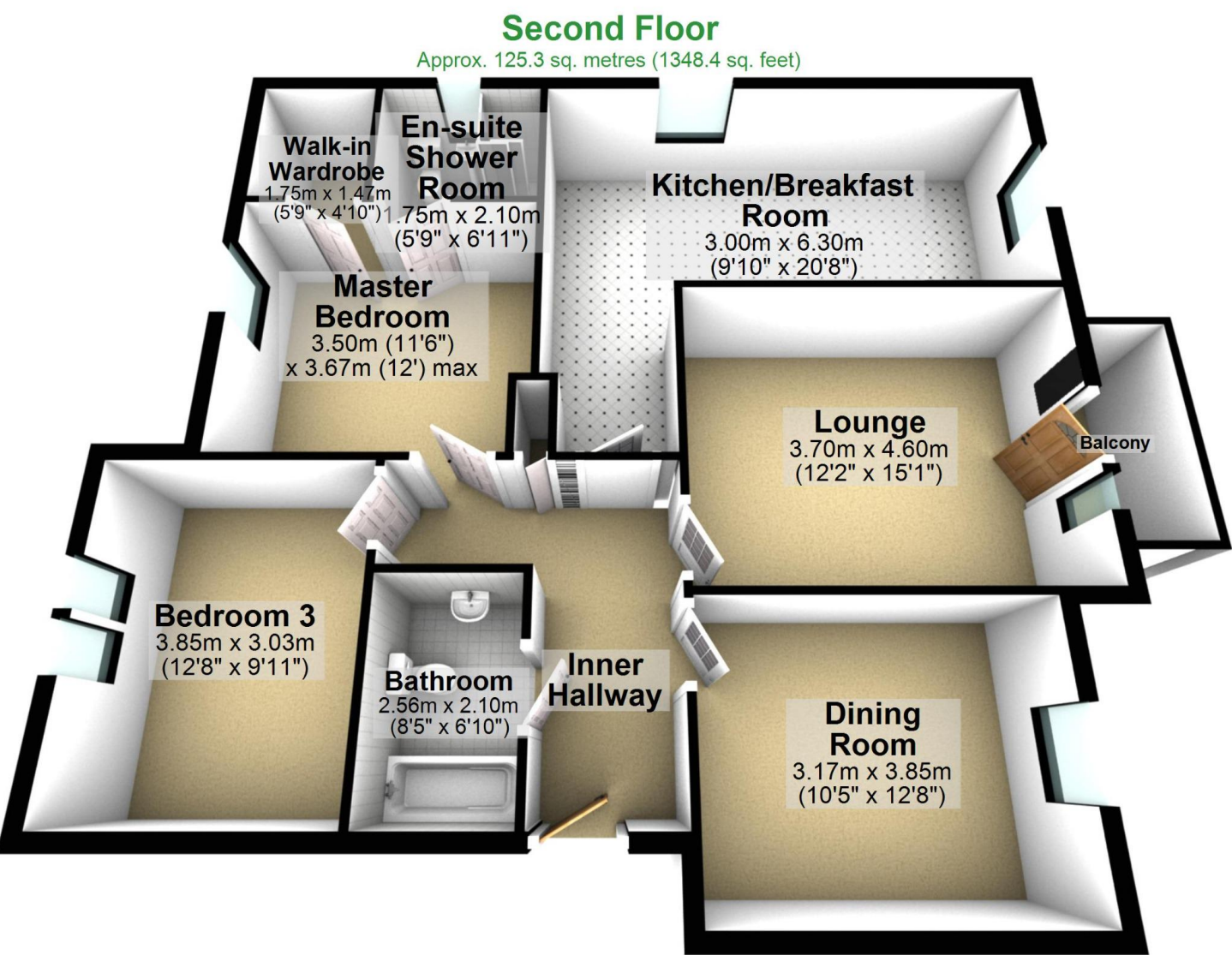


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Property Floor Plans

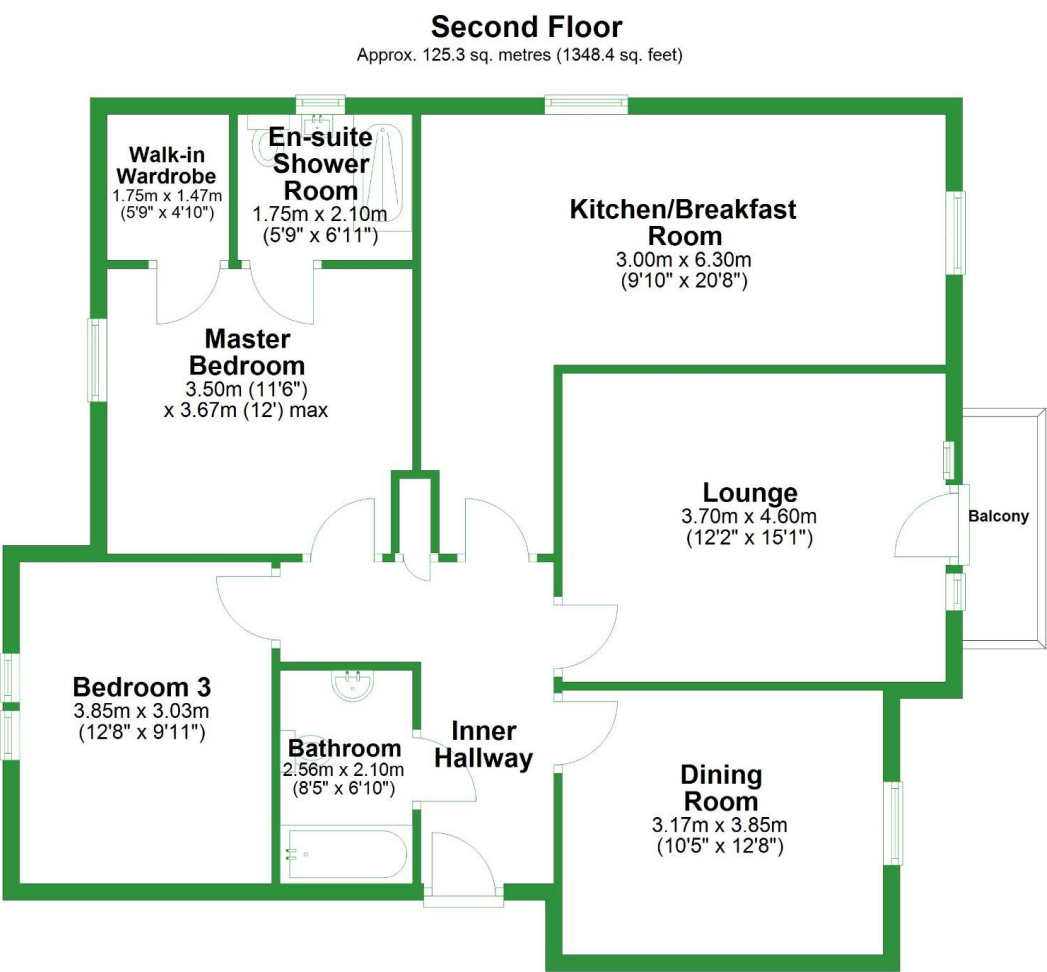
31, Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ



Total area: approx. 125.3 sq. metres (1348.4 sq. feet)

Property Floor Plans

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Property EPC

31, Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ

28/08/2025, 13:59

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

31 ASTURIAN GATE
RIBCHESTER
PRESTON
PR3 3XQ

Energy rating
B

Valid until: 4 July 2031
Certificate number: 5509-1026-0000-1431-7226

Property type: Top-floor flat

Total floor area: 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current | Potential

81 B	81 B
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/5509-1026-0000-1431-7226?print=true>

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Property Info

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Property Type
Flats / Apartments
Property Style
Apartment
Bedrooms
2
Bathroom
2
Receptions
2
Tenure Type
Commonhold
Floor Area
1348.4
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
Lift access
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
-
Price
£254,500
Land Size
-
Age of Property
-
Year Built
2004
New Home
No

Property Features

31, Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ

Feature 1

Second Floor Two Bedroom Apartment

Feature 2

Two Reception Rooms

Feature 3

Kitchen/breakfast Room

Feature 4

High Spec Appliances

Feature 5

Master Bedroom With Ensuite And Dressing Room

Feature 6

Four Piece Bathroom Suite

Feature 7

Allocated Parking And Guest Parking

Feature 8

Communal Spaces

Feature 9

Rural Location

Feature 10

Stunning Views

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Property Description

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Two-Bedroom Apartment with Stunning Rural Views in Asturian Gate, Ribchester

Discover this exceptional two-bedroom, two-reception apartment in Asturian Gate, Ribchester, offering high-specification living, stunning rural views, and allocated parking.

Nestled within the highly sought-after Asturian Gate in Preston, this exquisite second-floor apartment presents a rare opportunity to acquire a sophisticated and spacious home, perfectly blending modern luxury with the tranquillity of a rural setting. Boasting two generously proportioned bedrooms, two elegant reception rooms, and two well-appointed bathrooms.

Key Features

- Second floor apartment in rural location
- Lift Access
- Two reception rooms
- Balcony with countryside views
- Master Bedroom with ensuite and dressing room
- Allocated and Guest Parking
- Small Exclusive Development
- Rural Location
- Close to the local towns of Ribchester and Longridge

Agent's Perspective

Upon entering, residents are immediately greeted by a sense of space and refined elegance. The two reception rooms offer versatile living options, providing ample space for both relaxation and entertaining. Whether you envision a cosy lounge for quiet evenings or a vibrant dining area for hosting guests, these rooms can be effortlessly adapted to suit your lifestyle. Large windows ensure an abundance of natural light, creating a bright and inviting atmosphere throughout. Not to mention the private balcony boasting the most beautiful views.

The contemporary kitchen/breakfast room is a true culinary haven. Designed with both aesthetics and functionality in mind, it features an array of high-specification appliances, sleek cabinetry, and ample worktop and storage space. The breakfast area provides a

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charming spot for informal dining, perfect for morning coffee whilst enjoying the stunning surroundings.

The property comprises two well-proportioned bedrooms, each offering effortless comfort. The master bedroom is a particular highlight, a peaceful retreat complete with its own private en-suite bathroom and a dedicated dressing room. This thoughtful design provides an abundance of convenience and privacy.

The second bedroom is equally spacious. The family bathroom offers a bath with shower, wash basin, and WC, all finished with high-quality materials.

One of the most compelling features of this apartment is its enviable rural location.

Residents will benefit from stunning, uninterrupted views of the surrounding countryside, providing a picturesque backdrop to everyday life. The property benefits from allocated parking, ensuring convenience and security for your vehicle. Additionally, guest parking is available, making visits from friends and family effortless. The development also offers access to well-maintained communal spaces, providing opportunities for social interaction or simply enjoying the outdoor environment.

Client's Perspective

Additional Information

Council Tax Band - tbc

Service Charges - monthly service charge 266.75 as agent for more details on what this covers

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