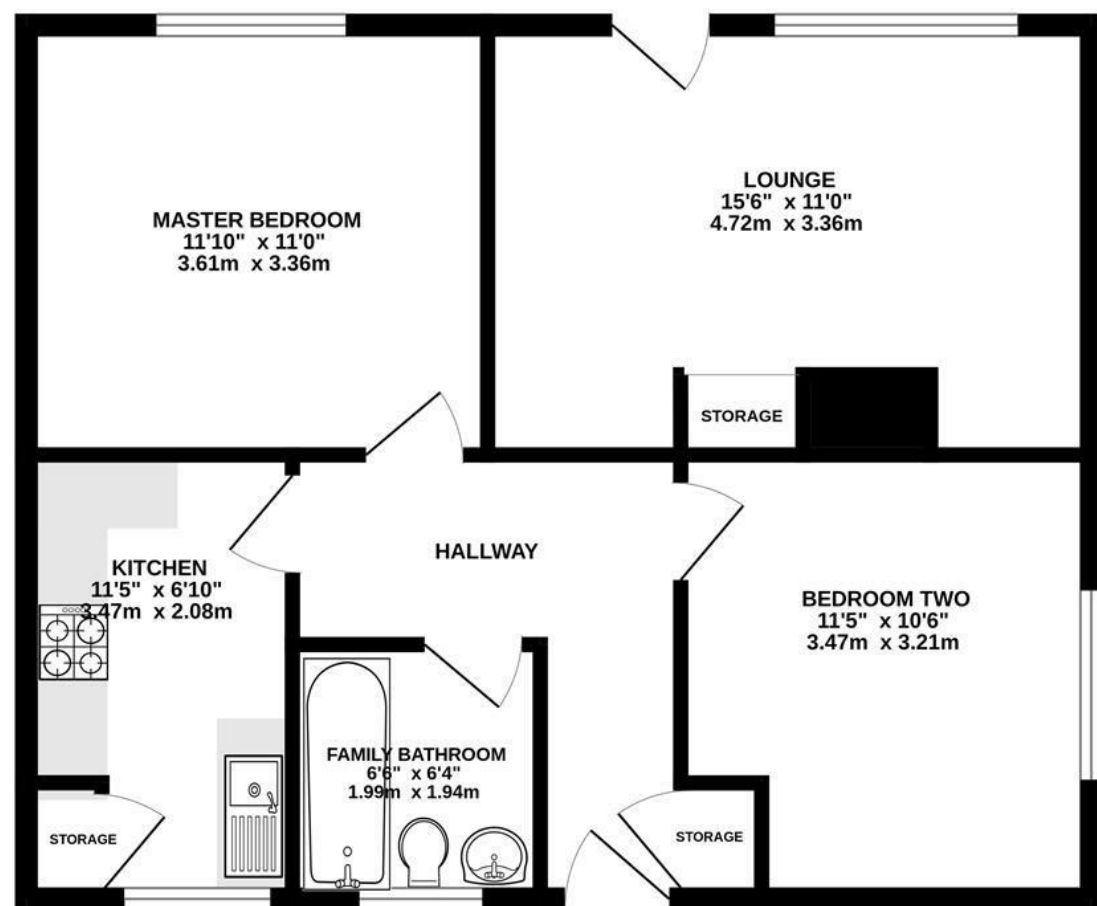


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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>74</b>	<b>76</b>

England & Wales EU Directive 2002/91/EC

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	

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BEN  ROSE



Samuel Street, Preston

Offers Over £35,000

Ben Rose Estate Agents are pleased to present to the market this ground floor two-bedroom apartment situated in a central area of Preston. The property comes with a TENANT IN SITU, making it an ideal investment opportunity for discerning investors seeking a hassle-free venture. The property is located just a short drive away from Preston town centre, known for its superb local schools, shops, and amenities. With fantastic travel links provided by nearby train stations and easy access to the M6 and M61 motorways.

Internally, the property briefly comprises an entrance hallway, providing access to all rooms. From here you will find the spacious lounge which provides access to a communal garden via a single door. Continuing through the hall, you will find the kitchen, equipped with space for freestanding appliances. Two double bedrooms and a three-piece family bathroom complete the offerings of the home.

Externally, the property includes an allocated parking space with additional visitor parking.



